

# FOR SALE

2040 NORTHFIELD DRIVE | ELMIRA | ONTARIO



## Industrial and Residential Building on 21.703 Acres

The 21.703 acre site, is zoned agriculture with a special provision permitting some industrial uses. The back portion of the parcel is being used for farm land while the front of the parcel has an industrial shop (6,000 SF approx) and a residential house.

The current Seller would like to stay in both the industrial shop and the residential building beyond closing. The site is situated 4.5 km from Elmira and 7.5 km from North Waterloo.

- Centrally located between Waterloo, Elmira and Guelph
- Industrial uses permitted
- Income potential
- 7.5 km to Waterloo
- 4.5 km to Elmira
- 18.3 km to Guelph

**ZONING** | A8 - With Site Specific Provision

**LAND AREA** | 21.703 Acres

**TAXES** | \$2,027.23

**ASKING PRICE** | \$2,500,000



Industrial Uses Permitted



Minutes From Waterloo & Elmira



Income Potential



Exposure Along Northfield Drive

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### PERMITTED USES

- Machine shop
- Storage area
- Parking area
- Welding shop
- Manufacturing and assembly
- Manure buckets and farrowing crates
- Off-street loading area
- Farming (except commercial greenhouses)
- Any barn, shed, building or structure required as part of the farm operation
- Agri-Tourism
- Non-Commercial Greenhouse (Floriculture/Horticulture) Sales Operation
- Research Farming
- Value Added Farm Uses (washing, packaging, of products grown on site)
- Home occupation or office, base or headquarters for the occupant



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