

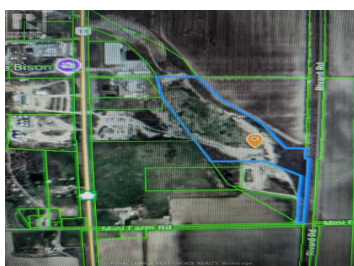
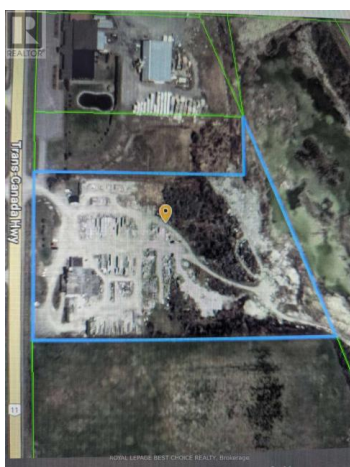
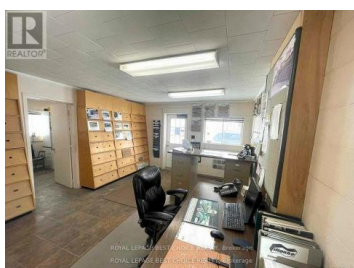


332407 Highway 11 Armstrong Earltan Ontario

Earltan

\$449,000

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Discover an unparalleled opportunity for your business with this exceptional 37-acre commercial property, ideally situated on Highway 11 North. Incl. 2 lots. Located strategically between Temiskaming Shores and Kirkland Lake, this site offers outstanding visibility and easy access, with 11 acres of direct highway frontage (548 feet) and a 26-acre southern entrance. You can add your logistics capabilities with a railway line running along the property's east side. The site includes an 8,985 sq ft industrial building, currently configured as a concrete manufacturing plant with 15- and 33-ft ceiling heights and 2 12 x 13 garage doors, ideal for a range of industrial operations. A dedicated 400 sq ft office building is also on-site, providing ideal administrative space. 2 bathroom & septic system in- place. This versatile property is ready to support a wide array of commercial and industrial ventures. Trucking, manufacturing, and Hydro is a three-phase, large, secure yard for equipment. This prime location can unlock significant potential for your business's expansion and success today. (id:6769)

Suzanne Othmer

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