



# 332407 Highway 11 Armstrong Earlington Ontario

\$485,000

**Client Remarks** Looking for a COMMERCIAL / INDUSTRIAL LAND with buildings? This 37-acre commercial property is located near Earlington along Highway 11 North, northwest of Temiskaming Shores and southeast of Kirkland Lake. The property has frontage of 548 feet along Highway 11 North with an entrance at the north end of the property. Railway line runs on the East side of the property. The subject property is improved with a one storey industrial building (8985 S/Q) and an office building (400 S/Q). The industrial building is used as a concrete manufacturing plant with different heights (15 & 33). The business will be closing by the summer. All buildings and land are for sale. Some equipment and machinery can be purchased separately. MPAC 512; Sq/f 9385; Hydro \$18 169/2023; Heat \$11 738/2023 (id:6769)

Listing Presented By:



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**Royal LePage Locations West  
Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244  
tammykozari@gmail.com