

\$115,000 - Lot 2 Old Hwy 17 Highway, West Nipissing

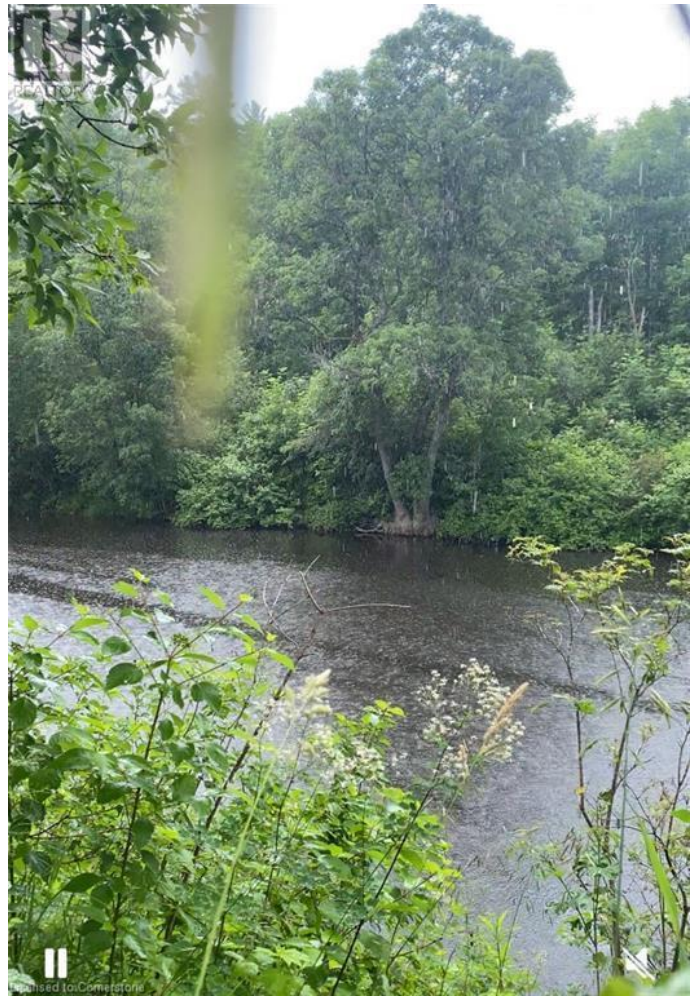
MLS® #40754274

\$115,000

0 Bedroom, 0.00 Bathroom,
Vacant Land on 2.90 Acres

Verner/Warren, West Nipissing, Ontario

Affordable WATERFRONT LOT â€“
Approximately 3 Acres LAND for SALE on the
Veuve River Located in Verner, West Nipissing
- Enjoy it before Summer Ends! Explore a rare
opportunity to own approximately 3 acres of
private, waterfront land with 216 feet of
frontage on the Veuve River in the rural
community of Verner, part of the Municipality
of West Nipissing. This property is zoned
Shoreline Residential, allowing for a variety of
potential uses â€” whether you're looking to
build a seasonal or year-round home (subject
to approvals), park an RV and use this this
summer, or hold as a long-term investment.
The lot is accessible via a municipal,
year-round road. Surrounded by natural
beauty, Verner is known for its quiet
atmosphere, forested landscapes, and
proximity to lakes and rivers â€” ideal for those
who enjoy canoeing, fishing, or simply
escaping the pace of urban life. The location is
approximately 15 minutes essential amenities
eg. 5 mins to local grocery down the road, 20
mins to West Nipissing General Hospital,
45mins to Nipissing University, 50 mins to
North Bay and 3.5 hours from the GTA. Please
note times approximate based on google.
Vendor Take Back (VTB) may be considered
making this property even more accessible for
those looking to enjoy a property this summer,
smart land investors or those looking to build
their retirement or dream getaway home! No
trespassing permitted (id:6289)



Essential Information

Listing #	40754274
Price	\$115,000
Bathrooms	0.00
Acres	2.90
Type	Vacant Land
Sub-Type	Freehold

Community Information

Address	Lot 2 Old Hwy 17 Highway
Subdivision	Verner/Warren
City	West Nipissing
Province	Ontario
Postal Code	P0H2M0

Amenities

Amenities	Hospital
Features	Southern exposure, Visual exposure, Country residential
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront on river

Listing Details

Listing Office	Royal LePage State Realty Inc.
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