

\$698,000 - 250 Ridge Road W, Oro-Medonte

MLS® #S12356288

\$698,000

0 Bedroom, 0.00 Bathroom, 13 sqft

Vacant Land on 12.80 Acres

Rural Oro-Medonte, Oro-Medonte, Ontario

Bring your agri-business vision to 12.8 acres at 250 Ridge Rd W, minutes to Lake Simcoe. Prime Agricultural Parcel in Oro-Station - Unique Development Opportunity! Discover the potential of this exceptional vacant farmland which is gently sloped from back to front. Zoned A/RU (Agricultural/Rural), this versatile property offers an extensive range of permitted uses, making it perfect for investors, entrepreneurs, or those seeking their rural dream property. Permitted Uses Include: 1) Agricultural Operations: Intensive farming, specialized agriculture, market gardens, and hobby farming 2) Equestrian Facilities: Perfect for horse enthusiasts and equestrian ventures 3) Business Opportunities: Custom workshops, farm produce sales outlets, bed & breakfast establishments 4) Unique Cannabis Opportunity: Cannabis Production and Processing Facility permitted with specific setback requirements 5) Conservation & Forestry Uses: Environmental stewardship opportunities 6) Commercial Ventures: Veterinary clinics, private clubs, portable asphalt plants. Single detached dwellings are specifically not permitted on this parcel under current zoning exceptions. Located in the heart of Oro-Medonte's agricultural corridor, you'll enjoy fertile soils ideal for various agricultural ventures while maintaining convenient access to urban amenities. Perfect For: 1) Agricultural entrepreneurs and commercial farmers 2) Cannabis cultivation and processing ventures 3) Equestrian facility



developers 4) Specialty workshop and business operations 5) Conservation-minded investors. This exceptional property offers rare commercial agricultural opportunities with unique cannabis cultivation rights, one of only TWO properties in Oro-Medonte with this right. The specific zoning exceptions create distinctive investment potential in one of Ontario's most desirable rural areas. Flexible terms may be available including a VTB.
(id:6289)

Essential Information

Listing #	S12356288
Price	\$698,000
Bathrooms	0.00
Square Footage	13
Acres	12.80
Type	Vacant Land

Community Information

Address	250 Ridge Road W
Subdivision	Rural Oro-Medonte
City	Oro-Medonte
Province	Ontario
Postal Code	L0L2E0

Listing Details

Listing Office	RIGHT AT HOME REALTY
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