

\$390,000 - 187-a Ouellette Bay Road, Moonbeam

MLS® #T12225957

\$390,000

0 Bedroom, 0.00 Bathroom,
Vacant Land on 873.36 Acres

N/A, Moonbeam, Ontario

Attention construction contractors and campground owners! Explore the potential of this private 22-acre sand and gravel pit, now available for sale. near the magnificent Remi Lake in the municipality of Moonbeama haven for recreation enthusiasts. This property offers numerous opportunities for both development and resource extraction. For many years, this land has been utilized by a private contractor to extract aggregates, transporting them to various sites for projects like septic beds, weeping tiles around foundations, and land elevation. This property holds immense potential for anyone interested in developing a campground (subject to rezoning), providing a unique venture for those looking to invest in such an enterprise. The property includes granular C grade 7 certified for septic bed use, with approximately 500,000 yards located on the southwest side. There are also around 60,000 yards of granular B gravel near the water area on the north end, ideal for weeping tiles around home foundations. Additionally, the property boasts approximately 50,000 yards of packing sand topsoil on the southeast side, primarily used for raising and elevating land and properties. On the east side, you will find black earth, suitable for gardens and grassing properties. Please note that all measurements are approximate, and it is the buyer's responsibility to verify and confirm these amounts. The sale is subject to HST. This versatile property is poised to meet various needs, offering numerous possibilities



for future development. Dont miss out on this exceptional opportunity! (id:6289)

Essential Information

Listing #	T12225957
Price	\$390,000
Bathrooms	0.00
Acres	873.36
Type	Vacant Land

Community Information

Address	187-a Ouellette Bay Road
Subdivision	N/A
City	Moonbeam
Province	Ontario
Postal Code	P0L1V0

Amenities

Features	Irregular lot size
Parking	No Garage

Exterior

Foundation	Unknown
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Listing Details

Listing Office	RE/MAX CROWN REALTY (1989) INC
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