

# \$699,000 - 41 Acre Property - 0 Highway 11 North Highway, Englehart (central Timiskaming)

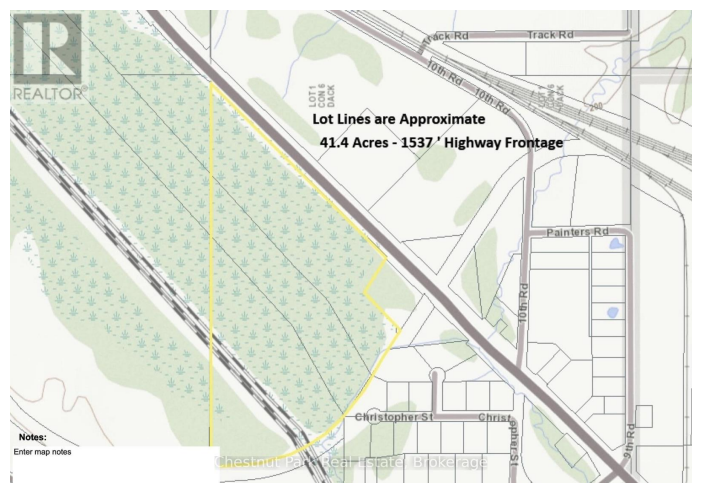
MLS® #T12410476

**\$699,000**

0 Bedroom, 0.00 Bathroom,  
Vacant Land on 0.00 Acres

Central Timiskaming, Englehart (central Timiskaming), Ontario

Located just north of Englehart in the Municipality of Charlton and Dack, this 41-acre property offers exceptional development potential with 1,537 feet of frontage along Highway 11 North. The lot features an entrance off the west side of the highway, approximately 16 acres that have been cleared, filled, and leveled with about 5 feet of fill, and 25 acres of natural forest. Zoned Rural, the property allows for a wide range of uses including a construction yard, single detached dwelling, hobby farm, welding shop, agricultural activities, and more. With excellent visibility in both directions along a flat, open stretch of Highway 11, this parcel is ideally located just 2 km north of Georgia Pacific's Englehart facility and central to the mining hubs of Kirkland Lake and Matachewan. Municipal water services are close by, hydro runs along the frontage, and there is an existing entrance off Hwy 11. The property is an approved Excess Soil Destination Site for MTO Contract 2024-5005, supported by a Greenstone Environmental Engineering Assessment Report, which is available to interested buyers. Rarely does a parcel of this size with prime highway frontage become available, making it an excellent investment opportunity, with potential for a construction yard, laydown area for construction materials and supplies, aggregates, trucks and



equipment or other permitted purposes.

(id:6289)

## Essential Information

Listing #	T12410476
Price	\$699,000
Bathrooms	0.00
Acres	0.00
Type	Vacant Land

## Community Information

Address	41 Acre Property - 0 Highway 11 North Highway
Subdivision	Central Timiskaming
City	Englehart (central Timiskaming)
Province	Ontario
Postal Code	P0J1H0

## Amenities

Utilities	Electricity
Features	Wooded area, Sloping, Partially cleared, Open space, Wetlands, Dry, Level, Marsh

## Exterior

Lot Description	1537 x 2366 FT ; Irregular Shape 25 - 50 acres
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## Listing Details

Listing Office	Chestnut Park Real Estate
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Listing information last updated on October 26th, 2025 at 8:31pm PDT