

\$14,000,000 - 300 Marmora Street, Quinte West (trenton Ward)

MLS® #X12104832

\$14,000,000

0 Bedroom, 0.00 Bathroom, 94 sqft
Industrial on 94.00 Acres

Trenton Ward, Quinte West (trenton Ward),
Ontario

This 94-acre site is located less than 4 km from Highway 401 and is on the banks of the Trent River. The site was previously used as a pulp and paper mill since the early 1900s. The existing buildings have been decommissioned and have now been scheduled for demolition throughout 2025. Approximately 60 acres of the site will be usable after demolition and remediation of the lagoons (to be back-filled). The remaining 34 acres is an active, non-hazardous dump site with available capacity for onsite disposal of materials used in production or site remediation. The site offers a direct rail spur to the CP main rail line, and the current 15.5 Megawatts of power servicing the site will remain available for the next user. Zoned GM, permitted uses include warehousing, general industrial use, bulk fuel depot, and transportation terminals. Subject to final demolition square footage, a Development Charge credit of up to \$4.5 Million would be available for future site development. The size and shape of the site will allow for a phased redevelopment with a range of options for site configuration. The property represents a rare opportunity to acquire a site of this scale in a location with proximity to major markets. (id:6289)



Essential Information

Listing #	X12104832
Price	\$14,000,000
Bathrooms	0.00
Square Footage	94
Acres	94.00
Type	Industrial

Community Information

Address	300 Marmora Street
Subdivision	Trenton Ward
City	Quinte West (trenton Ward)
Province	Ontario
Postal Code	K8V2J5

Amenities

Features	Rail
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Listing Details

Listing Office	EKORT REALTY LTD.
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