

\$495,000 - 408 Croft Street E, Port Hope

MLS® #X12293715

\$495,000

0 Bedroom, 0.00 Bathroom, 32,690 sqft

Vacant Land on 0.00 Acres

Port Hope, Port Hope, Ontario

An outstanding development and investment opportunity in the heart of Port Hopes growing Business Park. Welcome to 408 Croft Street East, a strategically located EMP2-zoned vacant industrial lot offering a rare blend of accessibility, exposure, and flexibility. Spanning approximately 0.75 acres, this parcel provides ample room for a wide range of commercial or light industrial uses. The EMP2 zoning allows for numerous permitted applications, including warehousing, manufacturing, retail, professional offices, and mixed-use developments, ideal for businesses looking to establish or expand in one of Northumberland Countys most progressive business districts. Situated just minutes from Highway 401, this site offers exceptional transportation access for commuting, shipping, and customer traffic, while being only a six-minute drive from downtown Port Hope. The propertys convenient location ensures close proximity to local amenities, industrial suppliers, and commercial services, making it a practical and strategic choice for future development. The surrounding area features a peaceful, meadow-like setting, offering a unique balance between natural surroundings and business functionality. This setting provides excellent potential to design a workspace or commercial site that harmonizes with Port Hopes scenic landscape while maintaining strong business visibility and access. Positioned within an established and expanding employment corridor, this property



represents a prime opportunity for investors, developers, or owner-users seeking to capitalize on the areas continued growth. Property is being sold As-Is, Where-Is, with no representations or warranties by the Seller or Brokerage. Buyers are encouraged to conduct their own due diligence, including a review of the Municipality of Port Hopes comprehensive list of permitted uses under EMP2 zoning. (id:6289)

Essential Information

Listing #	X12293715
Price	\$495,000
Bathrooms	0.00
Square Footage	32,690
Acres	0.00
Type	Vacant Land

Community Information

Address	408 Croft Street E
Subdivision	Port Hope
City	Port Hope
Province	Ontario
Postal Code	L1A4H1

Interior

Heating	Other
Cooling	None

Exterior

Lot Description	175 x 180 FT
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Listing Details

Listing Office	HOMELIFE/VISION REALTY INC.
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