

\$749,900 - 629 County Rd 4, Stone Mills (stone Mills)

MLS® #X12317404

\$749,900

0 Bedroom, 0.00 Bathroom,
Business on 2.60 Acres

63 - Stone Mills, Stone Mills (stone Mills),
Ontario

This 2+ acre commercial property in the heart of Tamworth presents an exceptional opportunity for those looking to enter or expand in the storage business. Located on a well-traveled main road, the property features a fully operational, revenue-generating two-bay car wash with both coin and electronic payment systems. The rear 1.5 acres is site plan approved for eight 120 by 30 storage buildings, totalling 208 storage units. With growing demand for storage in surrounding areas like Belleville, Kingston, Napanee, and cottage country, this site is perfectly positioned for long term success. All municipal and environmental requirements have been completed, and building permits are ready to be pulled by the next owner to begin development. Detailed property information package with financials, completed studies and approvals available on request. (id:6289)

Essential Information

Listing #	X12317404
Price	\$749,900
Bathrooms	0.00
Acres	2.60
Type	Business

Community Information

Address 629 County Rd 4





629 COUNTY ROAD 4 Tamworth, ON

Sale Price of \$749,900



EXCITING OPPORTUNITY TO
ACQUIRE A SHOVEL-READY COMMERCIAL PROPERTY
WITH A REVENUE-GENERATING CAR WASH

629 County Road 4 offers an outstanding opportunity to secure a revenue-generating car wash with approved development land for future growth. Located on a high-visibility stretch of County Road 4 in Tamworth, this 2+ acre parcel includes a modernized 2-bay self-serve car wash and a site-plan-approved self-storage project.

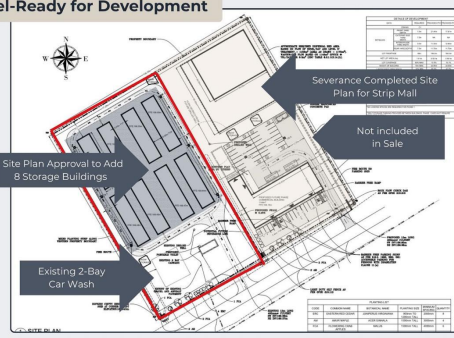
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629 COUNTY ROAD 4 Tamworth, ON

Fully Approved and Shovel-Ready for Development

- Site Plan Control Approved - building permit can be issued immediately upon application to Stone Mills Township
- Hydrogeological Study Completed - confirms suitability of site for proposed development
- Stormwater Management Plan Approved - engineered for 2-, 5- and 100-year storm events with Level 2 (70%) TSS removal (MOECC compliant)
- Traffic Impact Study (2023) - confirms excellent access and no traffic concerns; County Road 4 operates at Level of Service A
- Environmental Assessments Completed
- Fire Routes and Snow Storage Areas Designed - approved and incorporated in site layout
- Well and Septic Approvals - fully approved for existing car wash operations
- Grading and Drainage Plans Finalized - meets provincial and municipal standards



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Subdivision	63 - Stone Mills
City	Stone Mills (stone Mills)
Province	Ontario
Postal Code	K0K3G0

Interior

Cooling	None
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Listing Details

Listing Office	RE/MAX FINEST REALTY INC., BROKERAGE
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