

\$3,850,000 - 1526 County Road 2, Otonabee-South Monaghan

MLS® #X12319739

\$3,850,000

0 Bedroom, 0.00 Bathroom,
Business on 273.44 Acres

Otonabee-South Monaghan, Otonabee-South Monaghan, Ontario

Exceptional Commercial Opportunity 273 Acres with Multi-Use Zoning. Rare offering! This 273-acre property combines agricultural and industrial zoning, presenting endless opportunities for expansion and revenue generation. Currently operating as a profitable and approved auto/vehicle recycling facility, this turnkey business comes with strong financials and the potential to grow or diversify into additional commercial ventures. The property features a 2,124 sq. ft. heated commercial building (built in 2020) with 100-amp service, plus a 3,650 sq. ft. barn for storage or future operations. The extensive land base, with portions fronting the Otonabee River, allows for a wide range of permitted uses including salvage yard operations, agriculture and farm-related businesses, on-farm diversified uses, commercial kennels, livestock sales, riding or boarding stables, forestry and conservation-related activities, and private or public parks. Whether you continue to operate the existing recycling business or explore new ventures like an agri-business, outdoor recreation facility, or riverfront tourism enterprise, the scale and versatility of this property are unmatched. A well-appointed residence is also included, offering comfortable on-site living or rental potential for additional income. Vendor Take-Back Mortgage available for qualified



buyers - an excellent opportunity to invest in a multi-faceted commercial property with significant upside. (id:6289)

Essential Information

Listing #	X12319739
Price	\$3,850,000
Bathrooms	0.00
Acres	273.44
Type	Business

Community Information

Address	1526 County Road 2
Subdivision	Otonabee-South Monaghan
City	Otonabee-South Monaghan
Province	Ontario
Postal Code	K0L1B0

Amenities

Features	Irregular lot size
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Interior

Appliances	Dishwasher, Dryer, Microwave, Washer
Heating	Other
Cooling	None

Listing Details

Listing Office	ROYAL LEPAGE PROALLIANCE REALTY
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Listing information last updated on October 26th, 2025 at 11:46pm PDT