

\$2,490,000 - 2492 Highway 24, Simcoe

MLS® #XH4197376

\$2,490,000

0 Bedroom, 0.00 Bathroom, 1,600 sqft
Single Family on 10.00 Acres

Rural Townsend, Simcoe, Ontario

Discover 12.3 acres of flat land with approx. 560 ft of frontage on one of the busiest stretches of Highway 24, Simcoe's prime commercial corridor. Only 4-5 minutes from downtown, less than an hour to Hamilton, and two hours to Toronto, this location offers access to over 150 million consumers—ideal for fresh produce distribution across North America. The property includes a 171,000 sq. ft. greenhouse facility (primarily poly with partial glass), featuring 14-16 ft gutter heights, roof venting, and full shading. A solid red brick house is also on-site—perfect for vegetable or flower production, a garden center, or convenient live/work use. Please note: the property requires some repair and renovation and will be sold "as is." Invest today and benefit from strong land value growth and development potential in the years ahead. Vendor Take-Back Mortgage and Lease-to-Own options available. (id:6289)

Essential Information

Listing #	XH4197376
Price	\$2,490,000
Bathrooms	0.00
Square Footage	1,600
Acres	10.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow



Community Information

Address	2492 Highway 24
Subdivision	Rural Townsend
City	Simcoe
Province	Ontario
Postal Code	N3Y4K3

Amenities

Features	Crushed stone driveway, Country residential
Parking Spaces	12
Parking	Attached Garage
# of Garages	1

Interior

Heating	Natural gas Forced air
# of Stories	1

Exterior

Exterior	Brick
Foundation	Unknown

Listing Details

Listing Office	Right at Home Realty
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