

# \$749,900 - 2362 12 Highway

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## Listing ID: 40344099

**\$749,900**

Other

2362 12 Highway, Brechin, Ontario,  
L0K1B0

Land and Building for sale in Brechin. Currently operating as a feed mill, this building has a total of 5400 sqft, including a loft with 1002 sqft of retail and 408 sqft of Office. The 164' x 165' lot is partially fenced with 2 Entrances/exits onto Highway 12 with great visual exposure. There is a 10kw micro fit solar project with approximately eight years remaining on the 20-year contract. It produced 13500 kWh for an approximate income of \$10,800 in the last 12 months. Currently zoned VID-1, which presently permits a feed mill. Currently, there is no water or sewer, it is at the road, and all costs to hook up to it would be the responsibility of the purchaser. The Water/Sewer upgrade fee is on the taxes.  
(id:37775)

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