

\$149,900 - LOT 3 BERRIEDALE Road

Listing ID: 40364605

\$149,900

, 3 acres

Vacant Land

LOT 3 BERRIEDALE Road, Armour,
Ontario, P0A1C0

3-acre commercially zoned lot located on Berriedale Road just north of Burks Falls, Berriedale is a year-round paved road with no half-load restrictions at any time of the year. Plus, the lot is located 2 minutes from Highway 11, with both north and south-bound access. Current zoning is CH-MH which allows for many potential commercial uses and will allow for residential with a commercial component. Lot to be serviced by well and septic, there are no municipal services in the direct area. Three-phase hydro will be installed at the road prior to closing. Currently, a 3-acre lot is planned but the size can be increased based on your needs. This lot is being severed with the completion of the severance anticipated for spring 2023. Burks Falls is a vibrant growing community with a solid commercial and retail base. Great area for your family and business to grow. HST is in addition to the asking price. (id:37775)

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