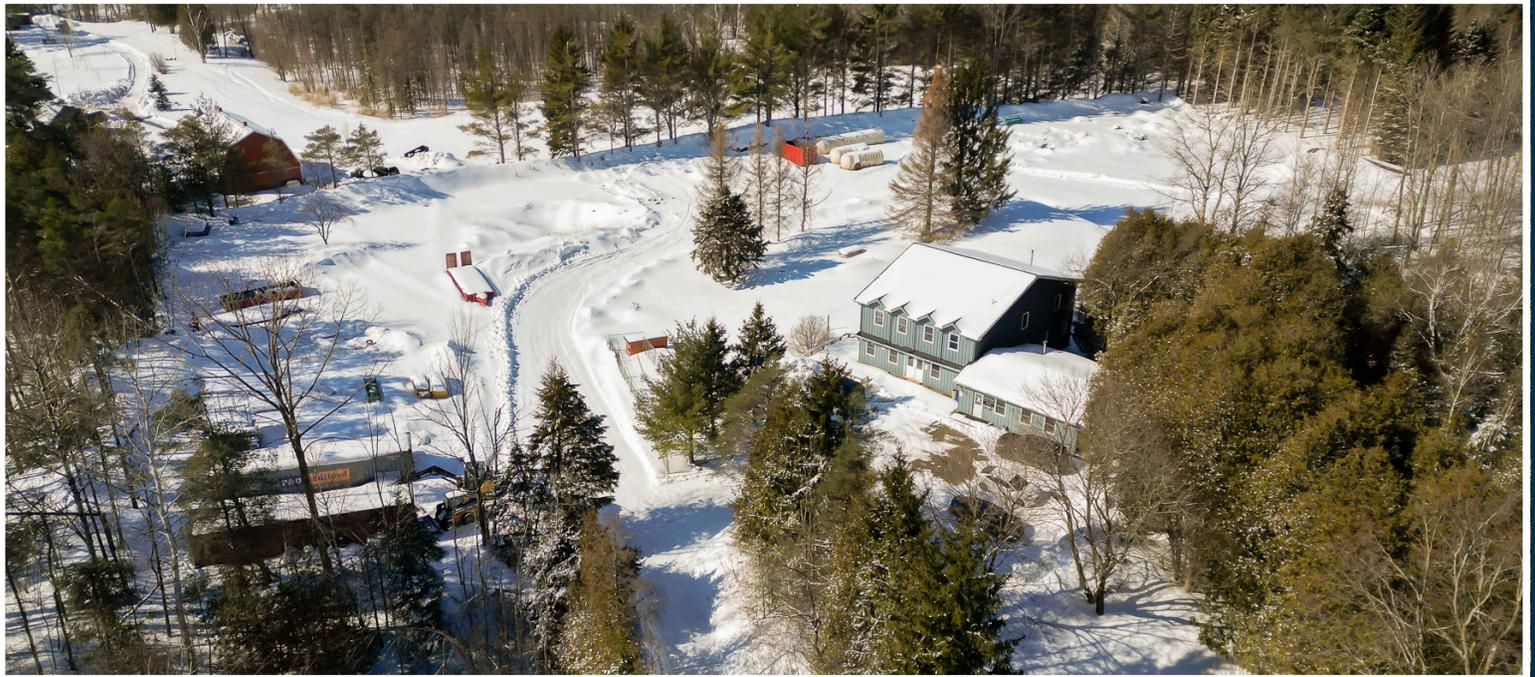


# YARD SPACE + 2 BUILDINGS FOR SALE

Extensive Tree Clearing Has Already Been Completed, Creating Substantial Usable Yard Space For Truck Parking, Equipment Storage, Trailer Staging, And Fleet Operations. Built For Contractors, Fleet Operators, Construction Firms, Or A Veterinary Clinic . This 10+ Acre Property Just Outside Orangeville Offers A Rare Opportunity To Operate A Business While Generating Income.



## HIGHLIGHTS: 373008 6TH LINE

AMARANTH, ON

- Portion of property zoned Highway Commercial
- Residence rented for \$4,000/month
- 4,434 commercial building in use
- Large portion of land is cleared allowing for parking and storing of equipment and vehicles
- Contractors Yard use allowed



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# ZONING

The subject property is zoned Rural (RU), Environmental Protection (EP), and Highway Commercial (C2-5) under the Township Zoning By-law 2-2009

## 4.7 HIGHWAY COMMERCIAL (C2) ZONE

No person shall within any Highway Commercial (C2) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

### 4.7.1 Permitted Uses

- i) accessory detached dwelling or accessory dwelling unit within and above or behind principal use
- ii) building supply and lumber outlet
- iii) business, professional or administrative offices
- iv) gas bar
- v) greenhouse
- vi) convenience store
- vii) equipment sales/rental/service establishment
- viii) farm implement sales outlet
- ix) farm produce sales outlet
- x) hotels and motels
- xi) motor vehicle dealership
- xii) motor vehicle repair garage
- xiii) motor vehicle service station
- xiv) parking lot
- xv) post office
- xvi) public storage facilities
- xvii) recreational establishment
- xviii) recreational vehicle sales and service operation
- xix) restaurant or tavern
- xx) service shop for retail sales accessory to a permitted use
- xxi) transportation depot
- xxii) veterinary clinic

#### 4.7.3.5 Highway Commercial Exception Five (C2-5) Zone (Part of the East Half of Lot 1, Concession 3)

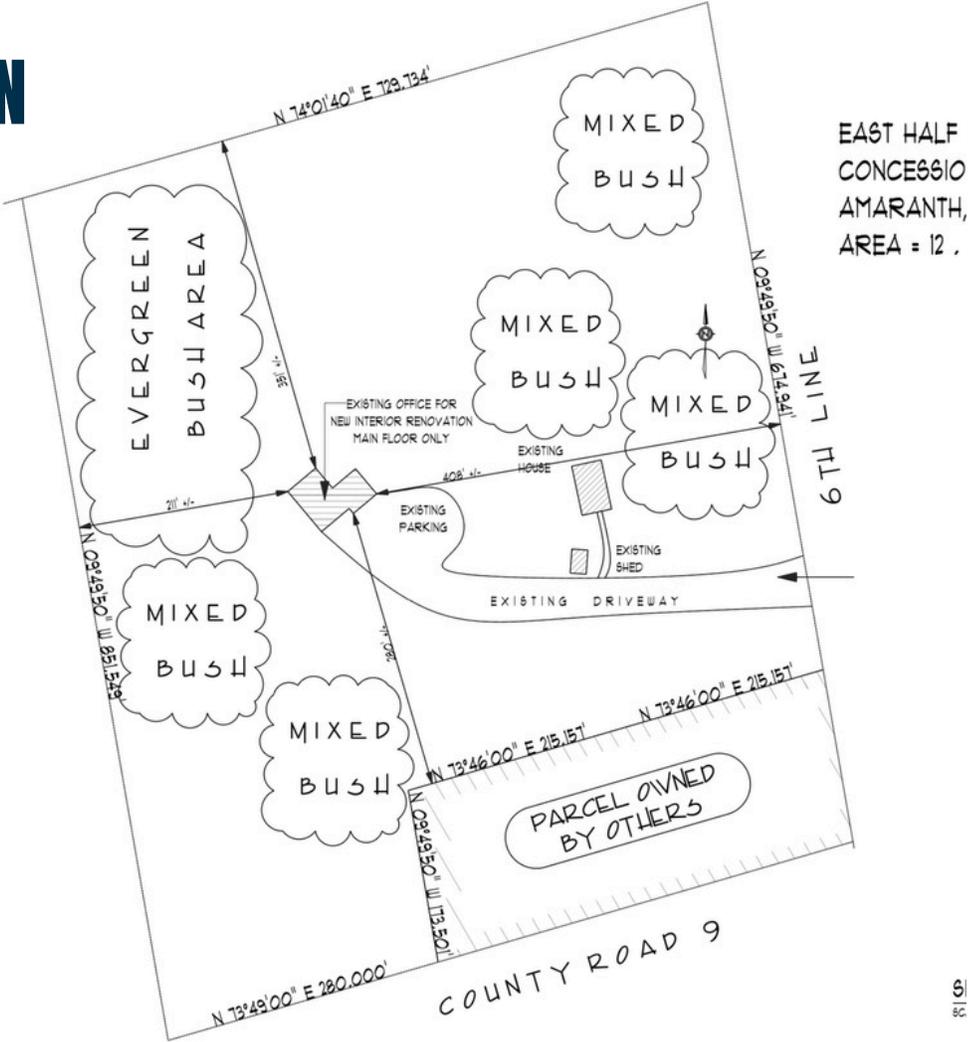
Notwithstanding the provisions of the Highway Commercial (C2) Zone, on lands zoned Highway Commercial Exception Five (C2-5), a contractor yard use shall be permitted.

In all other respects, the provisions of this By-law shall apply.

# VIDEO WALKTHROUGH [Click to play](#)



# SITE PLAN



# ADDITIONAL PHOTOS

