

# 14407 COUNTY RD. 2 BRIGHTON, ON

**FOR SALE**

**\$849,000**



## UNIQUE BUSINESS OPPORTUNITY

- +/-25.7 acre lot on a rural mixed use property, developed with a house, industrial building, and storage outbuilding
- Ample parking on site
- +/- 2,912 feet of frontage on County Rd. 2, Hunt Rd. & Barnes Rd.
- Located 6+/- km (5 min) west of the town of Brighton
- Great panoramic views of Lake Ontario
- Zoned RU, EC and ME-1 with many possibilities for rezoning

**Rogers  
& Trainor**  
Commercial Realty Inc.  
Brokerage

**GARY CROKE**  
Broker

✉ gcroke@rtcr.com

☎ 613-572-3436

**CBRE**

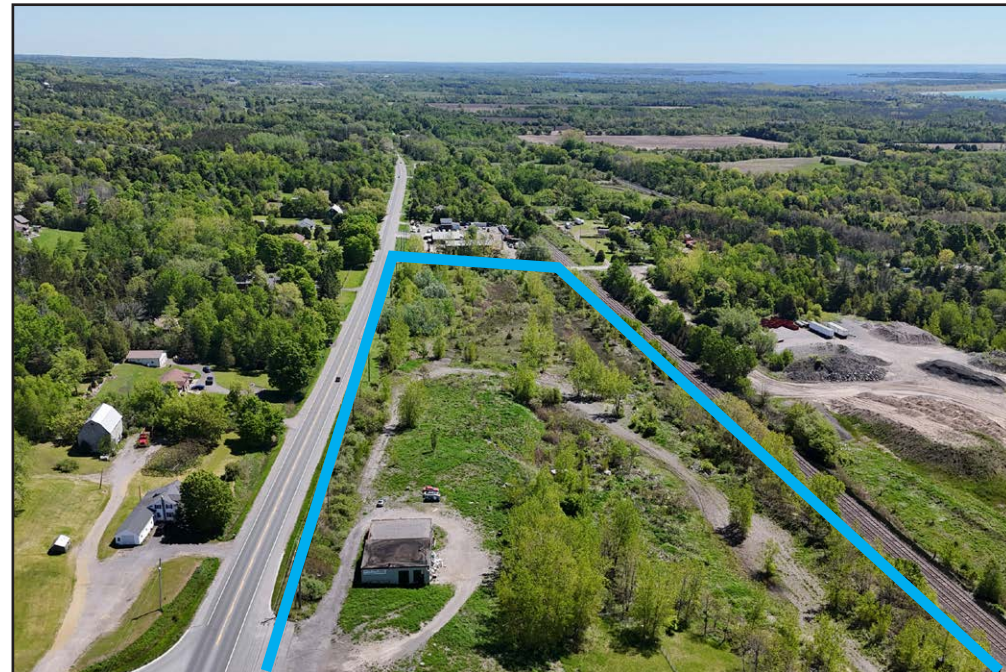
**JOHN LAFONTAINE**  
Vice Chairman

✉ john.lafontaine@cbre.com

☎ 416-798-6229

## PROPERTY DETAILS

ADDRESS:	14407 County Rd. 2, Cramahe, ON, K0K 1H0
LOCATION:	Rural Cramahe, Northumberland County
PROPERTY TYPE:	5 adjacent parcels combined as a Rural mixed-use property developed with a single-storey house, industrial building and storage outbuilding
TOTAL SITE SIZE:	+/-25.7 acres (1,119,953 sf) Frontage County Rd. 2 (north): 1,981.53 ft. Frontage Hunt Rd. (east): 266.04 ft. Frontage Barnes Rd. (west): 664.2 ft.
BUILDING AREA:	House +/-720 sf Industrial building: +/-4,091 sf
ZONING:	RU (Rural zone) EC (Environmental Conservation zone) ME-1 (Extractive Industrial zone)
ARN:	141101102004700
PINS:	511510135, 511510150, 511510151, 511510152, 511510153
LEGAL DESCRIPTION:	Part Lots 14, 15, 16, Concession 1, Part Road Allowance Between Lots 14 and 15, Concession 1. Geographic Township of Cramahe, Northumberland County. Shown as Parts 1, 3-8 on 39R-12697. Subject to a Hydro Easement over Parts 2-4 on 39R-12813, and a Right of Way Easement over Part 4 on 39R-12697.
TAXES:	\$4,198.34 (2025)
PARKING:	Ample parking on site



**HOUSE CONSTRUCTION DETAILS:**

<b>BUILDING SIZE:</b>	+/- 770 sf
<b>YEAR CONSTRUCTED:</b>	1954 (extensively renovated in 2016 - new insulation, new septic, new electrical panel, new water softener)
<b>BASEMENT:</b>	None (slab on grade)
<b>FOUNDATION:</b>	Poured concrete foundation
<b>FRAMING:</b>	Wood and stone masonry
<b>EXTERIOR WALLS:</b>	Stone masonry and wood cladding
<b>ROOF STRUCTURE:</b>	Peaked, asphalt shingles (2016)
<b>INTERIOR WALLS:</b>	Painted drywall, stone masonry
<b>CEILING:</b>	Wooden planks
<b>FLOORS:</b>	Laminate planks, hardwood, ceramic tile
<b>WINDOWS:</b>	Double pane set in vinyl frames (2016)
<b>HVAC:</b>	Heat pump (2016), propane fireplace
<b>BEDROOMS:</b>	One (1)
<b>PLUMBING:</b>	One 3 piece bathroom, septic tank, private well



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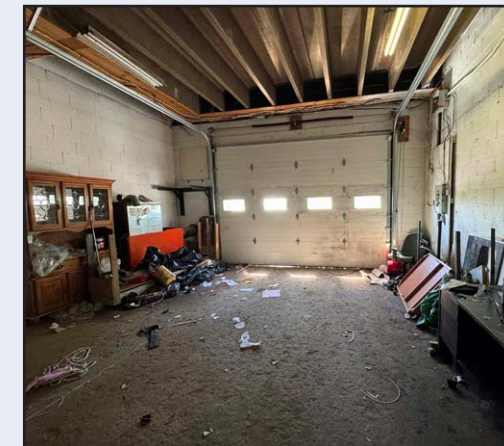
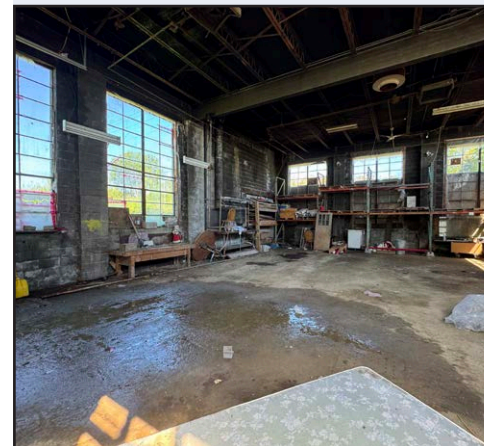
**FRONT VIEW OF INDUSTRIAL BUILDING**



**SIDE VIEW OF INDUSTRIAL BUILDING**

### **INDUSTRIAL BUILDING DETAILS:**

<b>BUILDING SIZE:</b>	+/- 4,091 sf
<b>BASEMENT:</b>	None (slab on grade)
<b>FOUNDATION:</b>	Poured concrete footings, concrete block
<b>FRAMING:</b>	Concrete block, wood, and metal
<b>EXTERIOR WALLS:</b>	Concrete block and metal
<b>ROOF STRUCTURE:</b>	Flat, Asphalt built-up roof (BUR)
<b>INTERIOR WALLS:</b>	Concrete block, wood panels
<b>CEILINGS:</b>	Exposed steel beams and steets, wood
<b>FLOORS:</b>	Concrete slab
<b>WINDOWS:</b>	Single pane set in metal frames
<b>HVAC:</b>	Unhooked woodburning furnace, electric baseboard
<b>DRIVE-IN DOORS:</b>	2 Roll-up drive-in doors
<b>CLEAR HEIGHT:</b>	18 to 24 ft
<b>PLUMBING:</b>	One 3 piece bathroom, septic
<b>ELECTRICAL:</b>	200 amp



**OUTBUILDING:**

As well as the house and industrial building, the property also benefits a two-level storage structure build into a south-facing hillside, offering views of Lake Ontario from its rooftop wooden patio.

The building is constructed with concrete block walls and foundation.

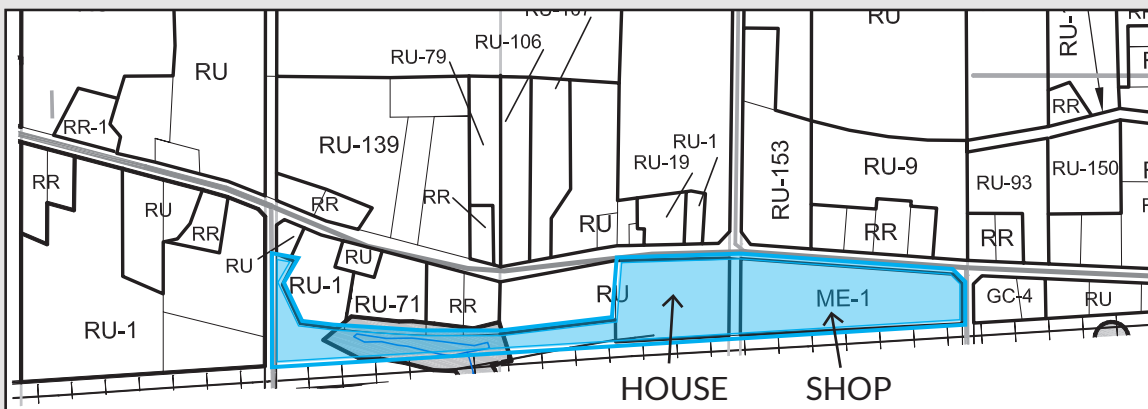
The main level is accessed via a wooden side deck and includes an unfinished interior with exposed wood framing, batt insulation and a concrete floor.

The lower level is a walkout, also unfinished, with exposed wood framing, batt insulation covered by vapour barrier and concrete floors and ceiling.

The building is connected to hydro and used for covered storage.

**FRONT VIEW OF OUTBUILDING****VIEW FROM ROOFTOP DECK****ROOFTOP DECK****REAR VIEW OF OUTBUILDING**

## ZONING



### PERMITTED USES INCLUDE:

**RU ZONING** - Single detached dwelling, duplex, agricultural/farm, bed & breakfast, greenhouse, conservation area, forestry, vet clinic, quarry

**ME ZONING** - Aggregate storage/processing plants, agricultural, sand & gravel pits, quarries, forestry & conservation uses

**EC ZONING** - Residential uses prohibited, agricultural uses (excluding buildings), forestry, conservation use, marine facility, existing uses



PROXIMITY	
Cobourg	40 km
Trenton	20.5 km
Belleville	46.6 km
Kingston	121 km

Located on the south side of County Road 2, the property is in between Hunt Road and Barnes Road, in the Township of Cramahe in Northumberland County. Situated on the historic "Apple Route" between the towns of Colborne and Brighton, the property provides direct access to local amenities and the Highway 401 corridor, facilitating a practical commute to major centers like the GTA,

Cobourg, and Belleville. This location offers a rural landscape characterized by rolling hills and proximity to the Lake Ontario shoreline, while remaining less than 10 minutes from Presqu'île Provincial Park. Its unique combination of extensive road frontage and dual Rural and Industrial zoning allows for a wide range of potential uses in a steadily growing region of Northumberland County.

