



2990
County Road 6
Yarker





Introducing
2990 County Road 6

Yarrker, Near Kingston ON

Expansive 15-acre commercial property with an optimal location near Yarker, 9 minutes from the 401 at Odessa and near to Kingston, Belleville, Napanee and other major population centers. Currently operating as a successful and long standing automotive repair and salvage yard facility known as Colebrook Automotive, the light industrial zoning also offers a myriad of other permitted uses for ambitious entrepreneurs and visionaries. Manufacturing, warehousing, production, distribution.

Multiple Buildings

—

Industrial Zoning

—

—

Offered at
\$1 995 850

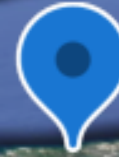


Toronto

Oshawa

Belleville

Kingston

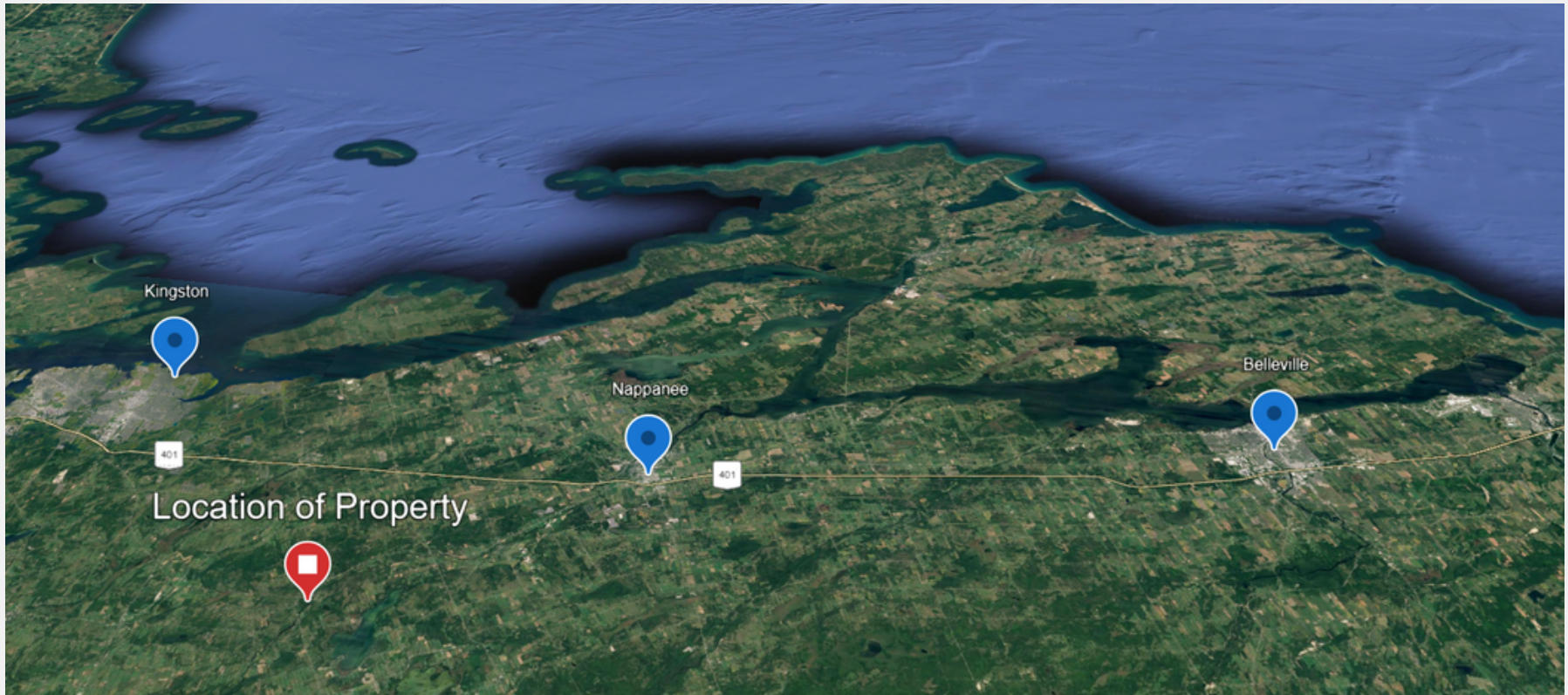


Location of Property

Open For Business:

An overload of options. Ready for continuation of use as a successful automotive repair and Salvage business. Great reputation among local businesses and established clientele, with room for growth.

Or use existing infrastructure and industrial zoning to bring your existing business to new heights. This property is designed for adaptability and growth on 15 acres of prime industrial land.



Close to major arterial routes and industrial zones

9 minutes to 401.

35 minutes to the international American Border Crossing

25 Minutes to major Rail

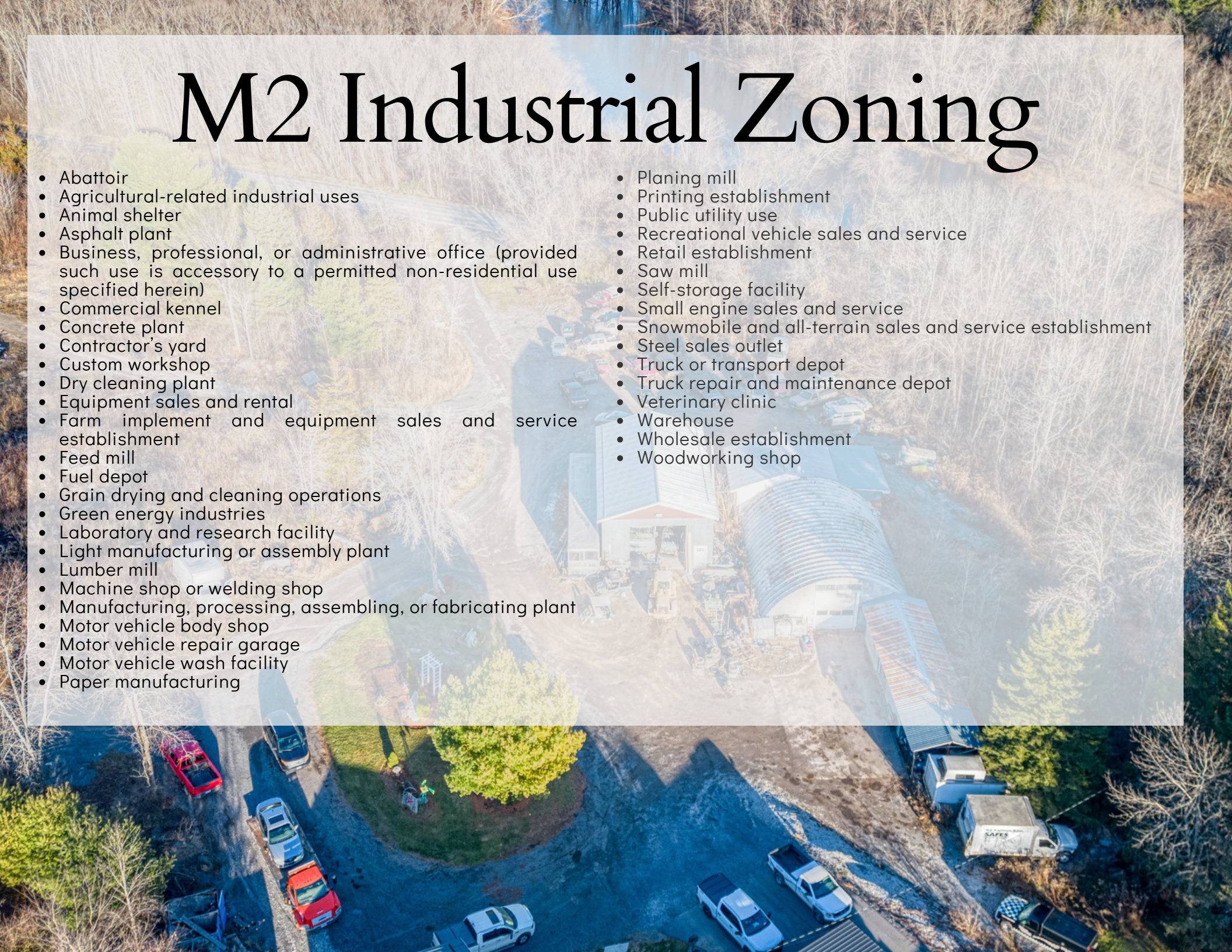
20 Minutes to a 1.5 Billion dollar infrastructure project being built over the next 7 years. (Umicore EV facility)





M2 Industrial Zoning

- Abattoir
- Agricultural-related industrial uses
- Animal shelter
- Asphalt plant
- Business, professional, or administrative office (provided such use is accessory to a permitted non-residential use specified herein)
- Commercial kennel
- Concrete plant
- Contractor's yard
- Custom workshop
- Dry cleaning plant
- Equipment sales and rental
- Farm implement and equipment sales and service establishment
- Feed mill
- Fuel depot
- Grain drying and cleaning operations
- Green energy industries
- Laboratory and research facility
- Light manufacturing or assembly plant
- Lumber mill
- Machine shop or welding shop
- Manufacturing, processing, assembling, or fabricating plant
- Motor vehicle body shop
- Motor vehicle repair garage
- Motor vehicle wash facility
- Paper manufacturing
- Planing mill
- Printing establishment
- Public utility use
- Recreational vehicle sales and service
- Retail establishment
- Saw mill
- Self-storage facility
- Small engine sales and service
- Snowmobile and all-terrain sales and service establishment
- Steel sales outlet
- Truck or transport depot
- Truck repair and maintenance depot
- Veterinary clinic
- Warehouse
- Wholesale establishment
- Woodworking shop

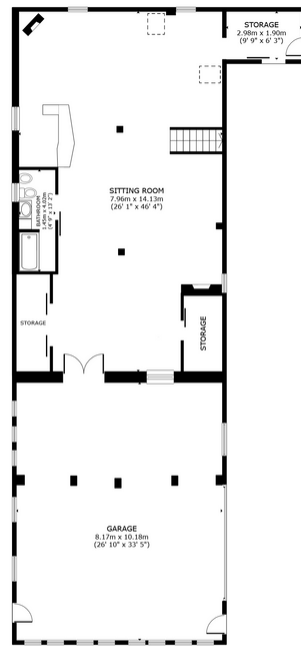




Residence Floor Plans

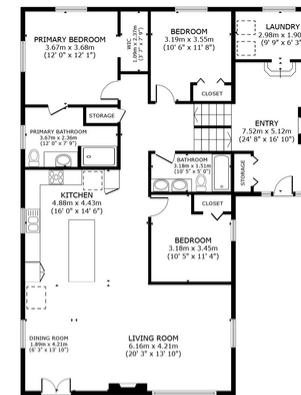
Second Floor

First Floor



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 124.2 sq.m. (1,337 sq.ft.) FLOOR 2 144.5 sq.m. (1,556 sq.ft.)
 EXCLUDED AREAS : GARAGE 82.9 sq.m. (892 sq.ft.)
 TOTAL : 268.7 sq.m. (2,892 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 124.2 sq.m. (1,337 sq.ft.) FLOOR 2 144.5 sq.m. (1,556 sq.ft.)
 EXCLUDED AREAS : GARAGE 82.9 sq.m. (892 sq.ft.)
 TOTAL : 268.7 sq.m. (2,892 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







Ricky Paudyn, Real Estate Agent
Sutton Masters Realty Inc., Brokerage
Rickypaudyn@gmail.com
GetRealestatenow.com