


**Purchase Options:**  
**LAND AND BUILDINGS**  
**or**  
**LAND, BUILDINGS AND BUSINESS**

**CANNING OPERATIONS**

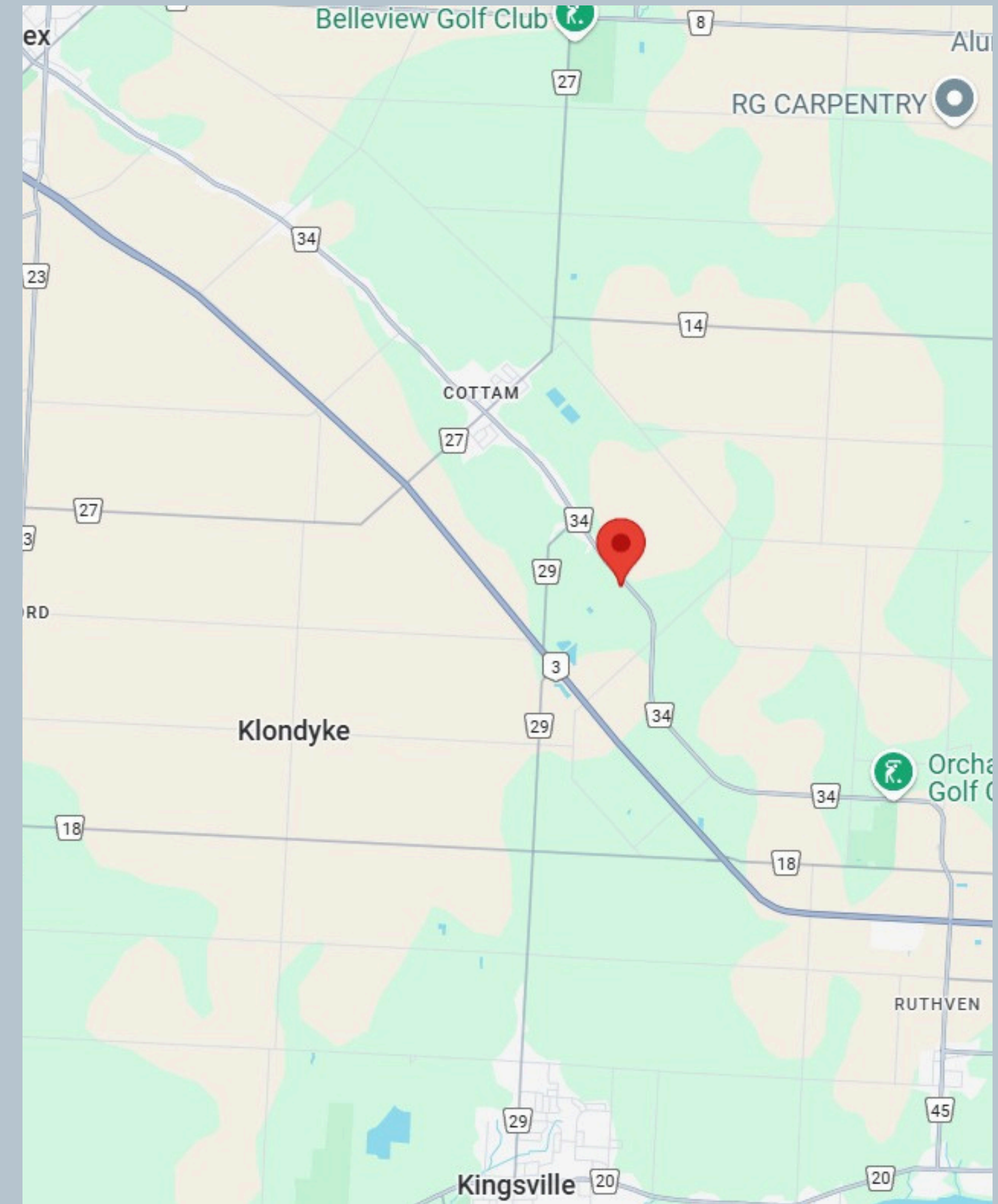
**Build on a 50 year Legacy**



# LOCATION:

 324 County Rd 34 E, Cottam, ON N0R 1B0

Centrally located in Essex County. This profitable business opportunity offers strategic accessibility to the agriculturally rich town of Leamington and major markets in the Greater Toronto Area. Close proximity to the United States via the Ambassador Bridge or the new Gordie Howe International Bridge. Minutes from Highways 401 and Highway 3.



# PROPERTY FEATURES:



- **32 ACRES ZONED M1-3**
- **SPECIAL MIX ZONING INDUSTRIAL/AGRICULTURAL**
- **MAIN BUILDING: 74,000 SQ/FT BUILDING, 22 FOOT CEILINGS**
- **ACCESSORY BUILDING: 2,400 SQ/FT**
- **BOTH BUILDINGS CEMENT BLOCK WITH STEEL ROOFING**
- **3 LOADING DOCKS WITH 3 BAY DOORS**
- **100 FOOT ELECTRONIC TRUCK SCALE**
- **BUSINESS ASSETS: LICENSES, PERMITS, REGISTRATIONS, CANNING AND LABELLING EQUIPMENT**
- **INTANGIBLES: RECIPES, TRADE SECRETS, PROCEDURAL SYSTEMS, OPEN ENDED CONTRACTS, 50 YEAR TRACK RECORD AND OUTSTANDING REPUTATION.**



# DETAILS:

This property offers 32 acres, zoned M1-3 Special Industrial/ Agricultural land. 2 cement block buildings, both allowing for a second storey addition. The buildings have been sealed every 2-3 years, and are surrounded by crush stone and graded for rain water maintenance.

- Main building is 74,000 square feet with 22 foot ceilings, steel food grade roof (2014) and solid polished concrete floors. Equipped with an employee lunch room for 20 people with separate kitchen, men's and woman's restrooms, and heated with a gas furnace.
- Second building(2001) for workers accommodation or accessory building is 2,400 square feet. Can hold a capacity of 50 people, gas furnace (2016), 3 showers, 3 toilets and laundry. It has passed all regulations with Health Canada, Windsor Essex Health Board, Kingsville Fire and Rescue Prevention Inspection, in June of 2020.

- The building features direct road access, allowing for easy navigation for delivery trucks and staff vehicles. There are three loading docks equipped with bay doors. This setup facilitates efficient loading and unloading of goods, along with a ramp allowing for smooth transitions for both trucks and equipment.
- The facility has a 100' electronic truck scale. This helps ensure accurate weight measurements for deliveries and shipments. The facility also features large interior doors. These doors accommodate large equipment and facilitate the movement of goods.
- Cleaver Brooks Broilers with high power output: The 350HP and 500HP models provide significant heating capabilities. This ensures that the facility remains warm and comfortable, even in colder months. With approximately 7 gas space heaters, the system distributes heat evenly. This helps maintain a consistent temperature throughout the entire facility.
- The presence of two separate septic tanks enhances waste management. One tank services a 300-person system (serviced July 2020), while the other caters to a 75-person system (serviced July 2019).



On-Site Wastewater Gravity Flow System with Separator and Active Lagoon. This system uses gravity flow to move wastewater naturally. It reduces energy costs and minimizes the need for mechanical pumps. The separator effectively removes solids and contaminants. This ensures cleaner effluent, making it safer for recycling. The active lagoon provides natural treatment. It utilizes biological processes to break down organic matter, enhancing water quality. 3,000,000 gallon capacity.



This system is certified by the Minister of Environment. This approval confirms its safety and effectiveness in recycling plant effluent. Recycled effluent is used to fertilize adjacent agricultural land. This promotes sustainable farming practices and reduces chemical fertilizer use. With three hydro services, 3x 600 volts 3 phase 208 and natural gas on-site, this system is well supported. The connection to municipal water ensures a reliable supply for operations, 50,000L per day (50m<sup>3</sup>/D) Each of these features contributes to a sustainable and efficient wastewater management system that benefits both the environment and local agriculture.

# CRITICAL CERTIFICATIONS:



- Canadian Food Inspection Agency (CFIA)
- Safe Quality Food Institution (SQFI)
- Kashrut Council of Canada
- Food and Drug Administration (FDA)
- Ontario Processing Vegetable Growers Marketing Board
- Organic Products
- Import License
- Canada Hemp Grow License
- Phase I Environmental Certificate
- Phase II Environmental Certificate

# CURRENTLY PRODUCING:

- Crushed Tomatoes
- Legumes- Chickpeas, Red Kidney Beans, Romano, Pigeon Beans, Pinto White Kidneys, and Green Lentils
- Cranberry Sauce
- Grape Jellies
- Apple Jellies



# PURCHASING OPTIONS:

Buyer will have option to purchase any raw materials, work in progress, inventory.

Sellers are willing to train and assist during a transitional period.

Income statement available with a signed nondisclosure agreement.

A Vendor Take Back may be available for a portion of the sale price.

Business, Land and Buildings: \$10,100,000

Land and Buildings can be purchased separately from the business.

Land and Buildings: \$8,000,000



Contact us directly for more information, or to schedule a virtual or personal tour of the property.

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