

FOR SALE

±66 ACRES

Rural Commercial/Agricultural
Development Opportunity



3439 HIGHWAY 38
Kingston (Frontenac County), ON

Stacey MacDonald, CCIM/Broker
613.544.4141
staceymacdonald@royallepagecommercial.com

Royal LePage® ProAlliance Realty, Brokerage
80 Queen Street, Kingston, ON
Independently Owned & Operated

 **ROYAL LePAGE®**
COMMERCIAL™

PROPERTY OVERVIEW

\$999,000

Property Features

- [Click Here To View Drone Video](#)
- Ideally located 10 km north of Highway 401
- Lot Frontage: 1,527.81 feet
- Parcel: PIN:361340100 & PIN:361340192
- Structures on Site: 3 Quonset buildings, residential structure, 2 stand alone storage buildings
- Zoning: Rural (2 designated EPA areas)
- 2024 Taxes: \$5,093.73
- Septic and Well: (3 wells on property, 1 active)
- Utilities: Propane and hydro (not currently serviced by propane)
- Acknowledgement: Buildings were affected by a fire but the structures are still in place
- Exclusion: Small brown building to the north of the residential structure
- Reports On File:
 - Steel Beam Review – 3439 Hwy 38 (April 2021)
 - Septic System Inspection (October 2021)

PROPERTY PHOTOS



PROPERTY PHOTOS



ZONING & ENVIRONMENTAL PROTECTION AREA ZONE

Permitted Uses

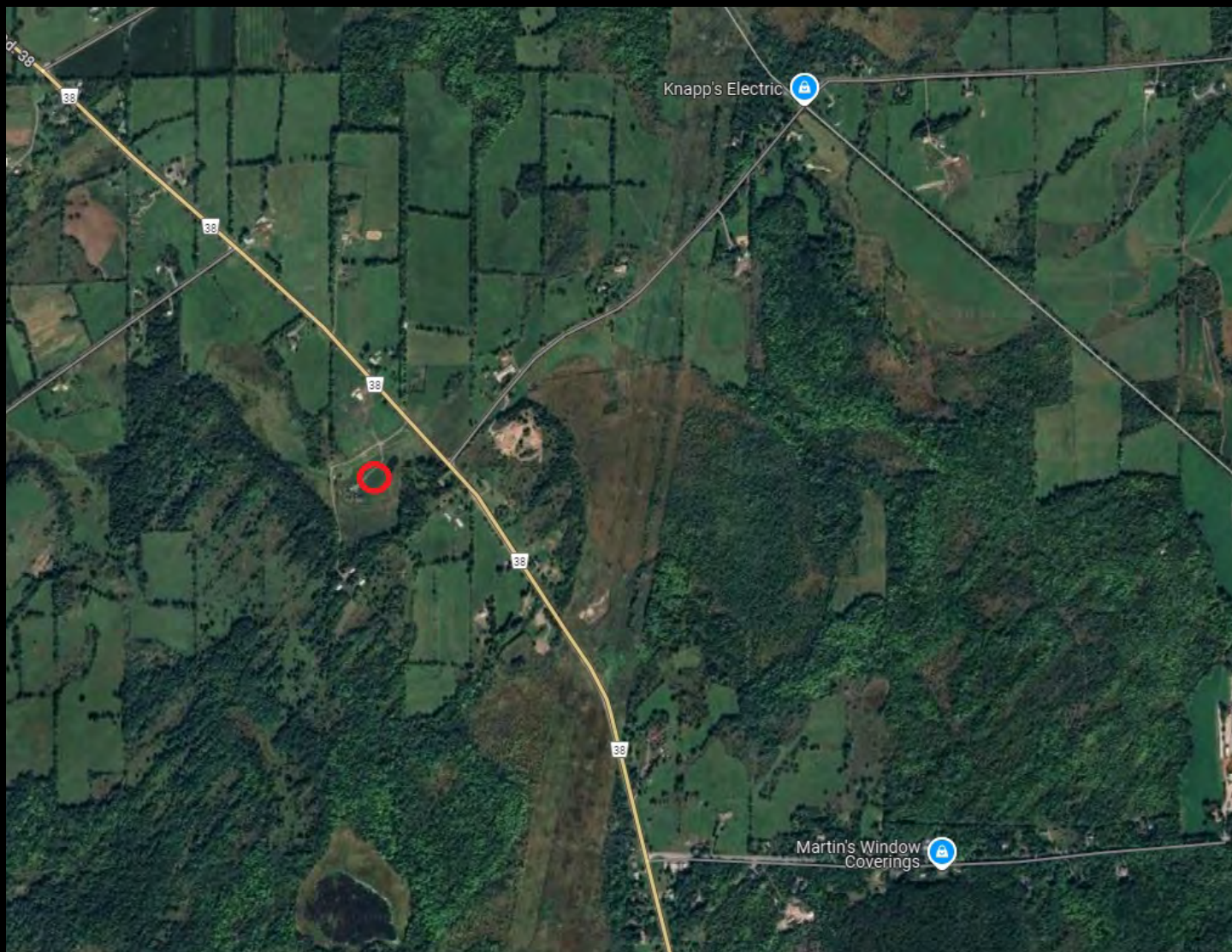
- Single Detached House
- Agricultural Sales Establishment
- Agricultural Use
- Agri-Tourist
Provides Education & Active Activities To Experience & Enjoy The Agricultural Way Of Life In The Rural Area
- Banquet Hall
- Cemetery
- Community Centre
- Elementary School
- Feed Mill
- Forestry Use
- Kennel
- Library
- Museum
- Place Of Worship
- Rural Use
Non-Commercial Purposes & The Personal, General Enjoyment Of Rural Lands Including:
- Hunting
- Fishing
- Bird Watching
- Canoeing
- Kayaking
- Hiking
- Snowmobiling
- All Terrain Vehicles
- Seasonal Camping
- Or Other Similar Uses.

ZONING & ENVIRONMENTAL PROTECTION AREA ZONE

Zoning Map



LOCATION MAP



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