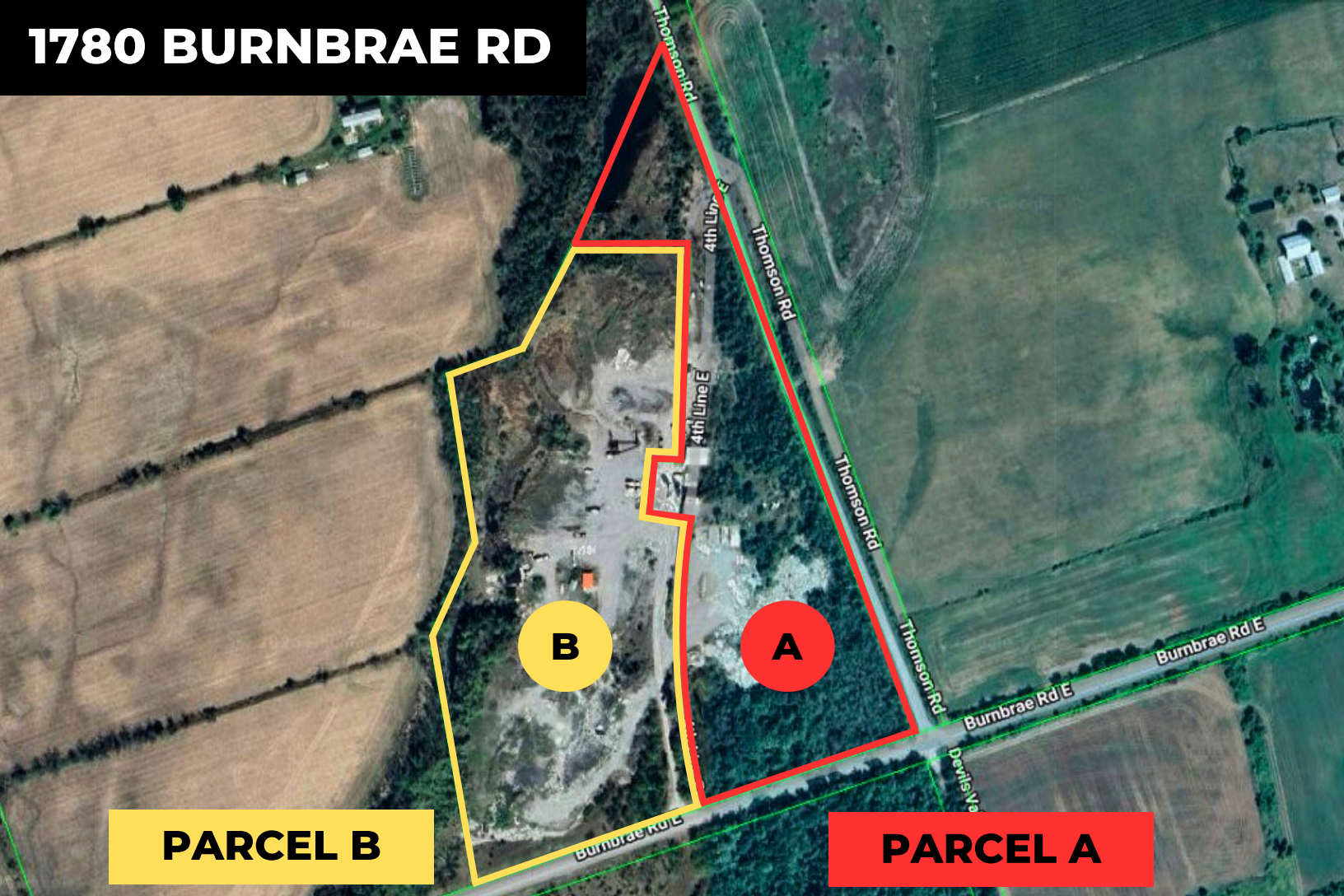


1780 BURNBRAE RD



PARCEL B

\$549,000

MLS# X12607142

PARCEL A

\$549,000

MLS# X12607136

FOR SALE

***READY MIX
SITE***

1780 Burnbrae Road
A & B, Trent Hills, ON.



25.63 ACRES

Across Parcel A & B



2 PARCELS






Of Land Available for Sale





PROPERTY FEATURES

1780 BURNBRAE ROAD

	ADDRESS	1780 Burnbrae Road East, A & B, Trent Hills, ON. K0L 1L0
	LAND SIZE	<i>Parcel A</i> 14.37 Acres <i>Parcel B</i> 11.26 Acres
	TAXES (2024)	\$4,571.05
	ZONING	<i>M2 Industrial Permitted Uses:</i> <ul style="list-style-type: none"> • Open Storage • Sand and Gravel Pit • Portable Processing Plant • Public Use • Quarry • Waysite Pit • Sand Gravel and Rock Stock Piling Operation
	NOTES	<ul style="list-style-type: none"> • Zoned and licensed for concrete batching • Active license in place for ready mix association • Recycled water onsite • Aggregate withheld in the retaining wall





1780 BURNBRAE ROAD, A & B

PARCEL A

1,608 SQFT

845 SQFT

	LARGE SHOP	OLD SHOP
YEAR BUILT	2003	1975
FOUNDATION	poured concrete	poured concrete
ROOF MATERIAL	steel	steel
STRUCTURE	wood frame	wood frame
EXTERIOR	steel siding	plywood/aspinite siding
WINDOWS	vinyl thermopane	N/A
HEATING	forced air oil furnace	forced air oil furnace
ELECTRICAL	110 amps & 220 volts	110 amps & 220 volts
WATER	well	N/A
SHIPPING	two 14' overhead doors	one 14' overhead door
CLEAR HEIGHT	16'	16'

PARCEL B

600 SQFT

922 SQFT

	NEW OFFICE	SHOP
YEAR BUILT	2006	2017
FOUNDATION	poured concrete	poured concrete
ROOF MATERIAL	steel	steel
STRUCTURE	insulated concrete block	wood frame
EXTERIOR	steel siding	aspinite siding
WINDOWS	vinyl thermopane	vinyl clad double glazed
HEATING	baseboard electric	suspended electric heater
COOLING	wall mounted unit	
ELECTRICAL	110 amps & 220 volts	110 amps & 220 volts
WATER	well	
SEWAGE	2000 gallon concrete tank	N/A
WASHROOM	Yes	N/A



DRONE VIDEO



CONTACT US



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