

50+ YEARS CANNING OPERATIONS

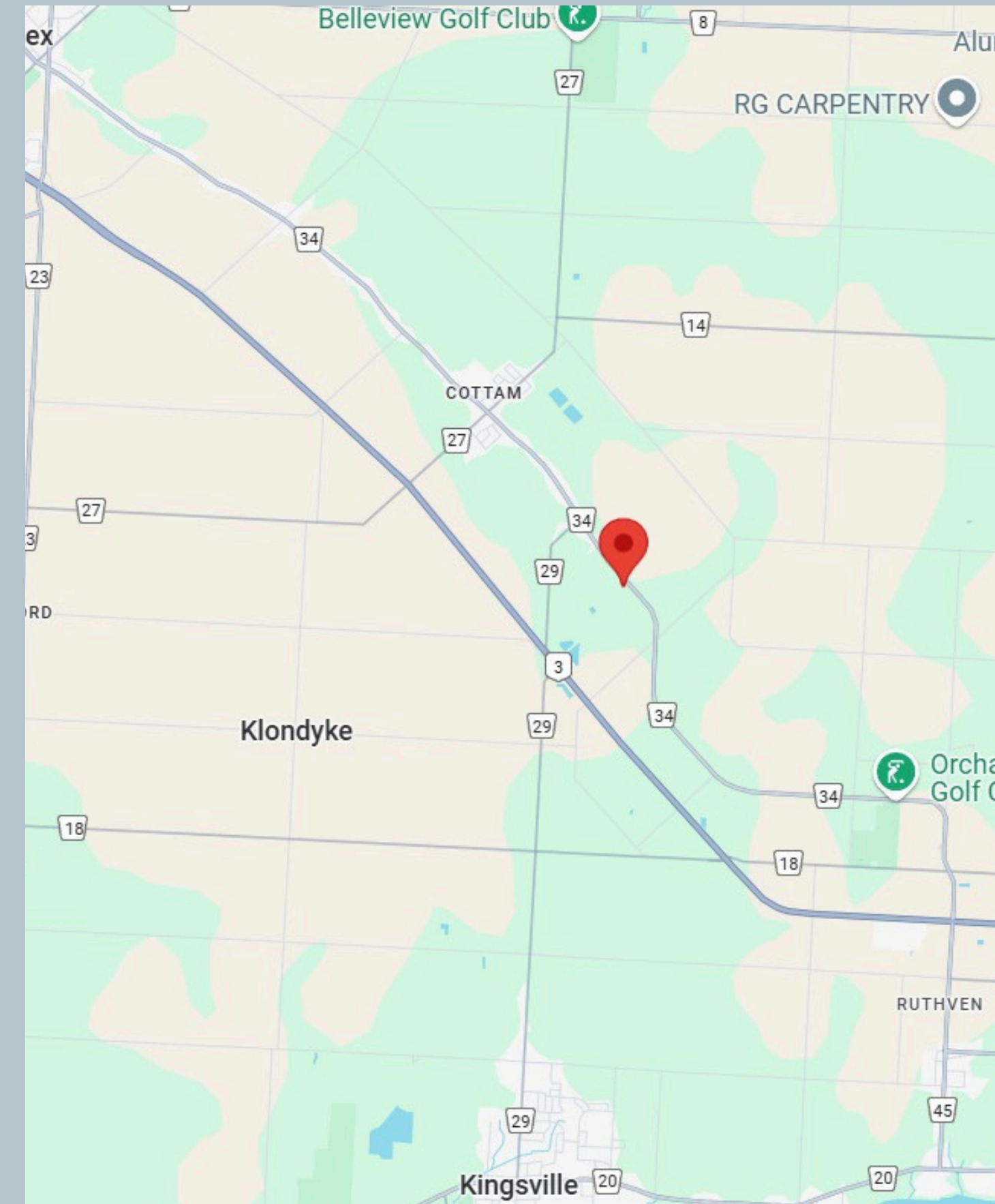
BUSINESS, LAND AND BUILDINGS
FOR SALE



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, major markets in the Greater Toronto Area, and a short drive to the USA via the Ambassador Bridge and the new Gordie Howe International Bridge.



PROPERTY FEATURES:



- **32 ACRES ZONED M1-3**
- **SPECIAL MIX ZONING INDUSTRIAL/AGRICULTURAL**
- **MAIN BUILDING: 74,000 SQ/FT BUILDING, 22 FOOT CEILINGS**
- **SECOND BUILDING: 2,400 SQ/FT**
- **BOTH BUILDINGS CEMENT BLOCKS WITH STEEL ROOFING**
- **3 LOADING DOCKS WITH BAY DOORS**
- **100 FOOT ELECTRONIC TRUCK SCALE**
- **BUSINESS ASSETS: LICENSES, PERMITS, REGISTRATIONS, CANNING AND LABELLING EQUIPMENT**
- **INTANGIBLES: NO PENDING LITIGATION, NO REGULATORY VIOLATIONS, RECIPES, TRADE SECRETS, PROCEDURAL SYSTEMS, OPEN ENDED CONTRACTS, 50 YEAR TRACK RECORD AND UNIMPEACHABLE REPUTATION.**



DETAILS:

This property offers 32 acres (combined), zoned M1-3 special industrial/agricultural land. On the property you will find 2 cement block buildings, both allowing for a second storey to be added on. 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 is heated with a gas furnace.
- Second building for workers accommodation (2001) is 2,400 square feet. Can hold a capacity of 50 people, has a gas furnace (2016), 3 showers, 3 toilets and laundry. It has also passed all regulations with Health Canada, Windsor Essex Health Board, Kingsville Fire and it's 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 the 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.
- Clever 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). These features make the setup not only effective but also adaptable to varying demands in the facility.



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.



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 (2- 600 volts and 1- 208 volts 3 phase) and natural gas on-site, this system is well- supported. The connection to municipal water ensures a reliable supply for operations. 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 signed Non-Disclosure Agreement.

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

Business, Land and Buildings: \$13,000,000



Land and Buildings can be purchased separately from the business.

Land and Buildings: \$10,900,000



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

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