

For Sale: Land



# 434982, 43<sup>rd</sup> Line, Beachville

Up to 8.53 acres of Agri-Business development land available in the Township of Zorra



**Lennard:**

210-137 Glasgow Street, Kitchener  
519.340.5900

[lennard.com](http://lennard.com)



43<sup>rd</sup> Line

HWY 2

Under Contract

**PERFORMANCE CARTS**  
A TRAILERS INC

# 434982, 43<sup>rd</sup> Line, Beachville

Opportunity to grow and customize your facility.



Land Area\*

Lot 2-3: 8.53 Acres

Lot 2: 5.50 Acres

Lot 3: ~~2.98 Acres~~

\*Subject to severance



Zoning

Agri-Business Zone (AB)



Services

Well & Septic Required



List Price

Lot 2 & 3: \$2,450,000

Lot 2: \$1,495,000

Lot 3: ~~\$995,000~~  
(Under Contract)



Availability

Contact Listing Agent



Listing Agent

**Darren Shaw, SIOR**

Partner, Broker

519.514.3370

dshaw@lennard.com

**Austin Randall**

Sales Representative

519.514.3371

arandall@lennard.com

**Keith Saulnier**

Sales Representative

519.514.3368

ksaulnier@lennard.com

## Land Highlights

- Located minutes from two full Highway 401 interchanges
- Level greenfield site
- Zoning permits a wide range of Agri-Business uses
- Outside storage permitted

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## Site Plan

Lot	Land Area (AC)
1	To be retained
2	5.5
3	2.98
2-3	8.45

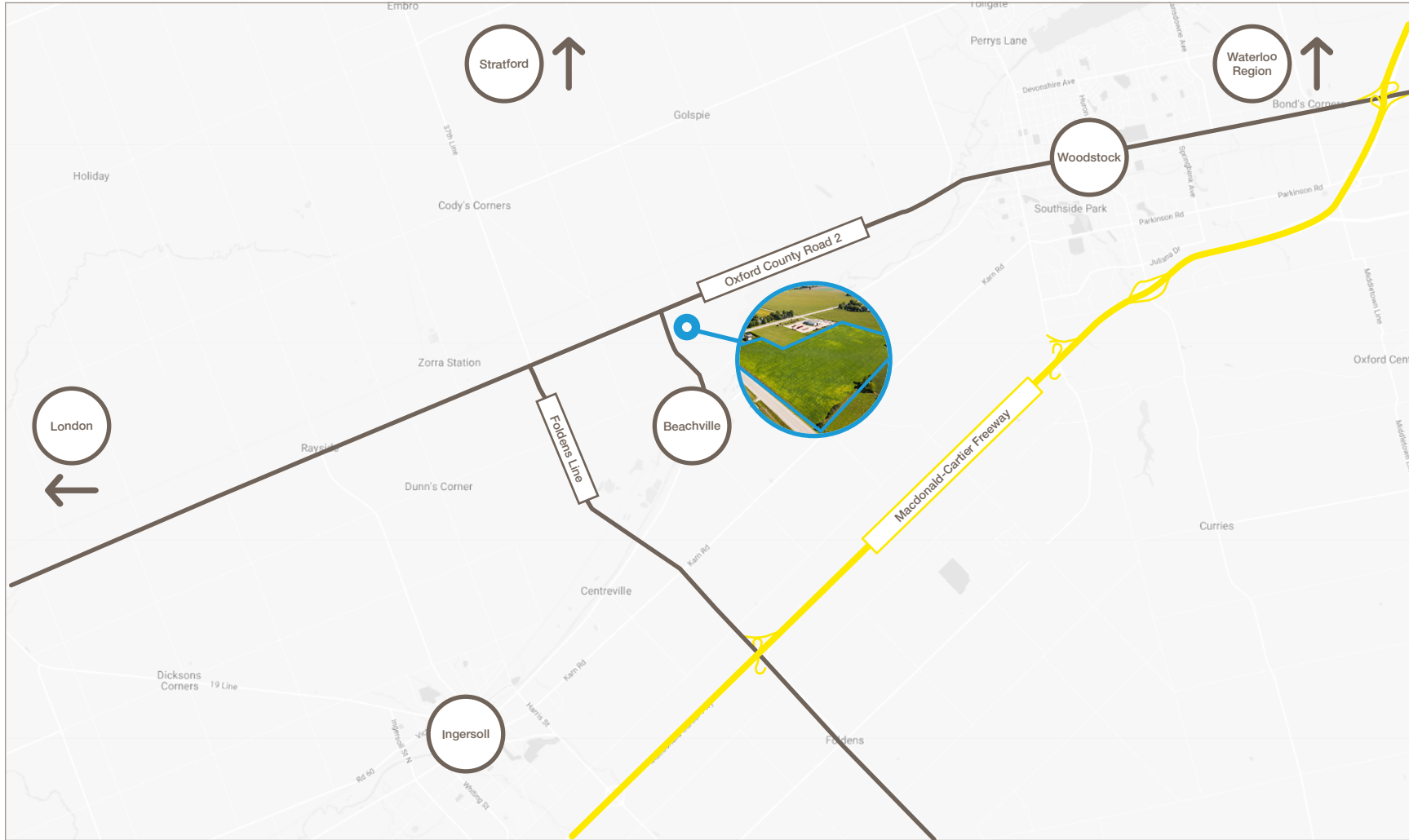
Subject to severance


 Common Driveway

 Right of Way



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**To Highway 401**  
8 Mins • 9.4 km
- **To Woodstock**  
11 Mins • 8.5 km
- **To Ingersoll**  
11 Mins • 9.4 km
- **To Stratford**  
30 Mins • 35.6 km
- **To London**  
37 Mins • 36 km
- **To Waterloo Region**  
51 Mins • 69 km

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## Agri-Business Zone (AB)

Uses Permitted - No person shall within any AB Zone use any lot, or erect, alter or use any building or structure for any purpose except one or more of the AB uses presented in the table.

Uses Permitted	
an abattoir	a landscaping business
an animal kennel	a livestock assembly and sales yard
a commercial grain elevator	a nursery
a communications structure	a manufacturing plant for the production of agricultural field tile
a converted dwelling	a processing plant for agricultural products and/or by-products
a dairy and cheese factory	a public use
a dead stock removal operation	a retail outlet, a wholesale outlet or a business office accessory to a permitted use
a farm auction barn	a retail outlet for the sale of agricultural supplies such as feed, grain, fertilizer, etc
a farm implement dealer	a sawmill
a farm drainage contractor or silo contractor	a single detached dwelling accessory to a permitted use
a farm produce retail outlet	a soil processing operation
a feed mill	a veterinary clinic
a forestry equipment testing area	a wayside sand or gravel pit or stone quarry
a home occupation	a welding and repair garage for servicing farm vehicles and farm implements



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