



For Sale: Land

6775 & 6781 Hiram Drive, Greely ON

2.98 acres of land for sale in Greely, Ontario

Lennard:

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6775 & 6781 Hiram Drive

2.98 acres of land for sale in Greely, Ontario



Land Size

2.98 Acres



Zoning

IH - Heavy Industrial



Price

\$2,686,500



Power

Power Installed



Site Condition

Graveled & Fenced Yard



Listing Agents

Ian Shackell*

Partner

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*Sales Representative

Overview:

2.98 Acre Heavy Industrial Lot with Income – Ideal for Owner-Users or Investors

This 2.98 acre parcel of heavy industrial-zoned land offers excellent flexibility for a range of industrial uses, including permitted outdoor storage. Fully graveled, fenced, and secured, the site is move-in ready for businesses seeking functional yard space or investors looking for a long-term hold with development potential.

Key Features:

- Zoning: Heavy industrial (IH) with outdoor storage permitted
- Infrastructure: Power installed around the perimeter, ideal for plugging in vehicles during winter
- Site Condition: Fully graveled, fenced, and secured
- Income Potential: Currently leased to a yard tenant, providing immediate cash flow to help offset holding or development costs

Whether you're an owner-occupier planning a future build or an investor looking to generate income while exploring development options, this site offers the rare combination of utility and upside.

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