



Unique Turnkey Opportunity For Sale

842 Hamilton Road, City of Quinte West

Provincially inspected meat processing 6,225 sf facility built to federal standards and equipped with premium European machinery.

Many features including on-site residence.



← Location Highlights

1.5 hour east of Toronto

Excellent proximity to Highway 401

More than 47 million people live within 500 kilometres (310 miles) of the Bay of Quinte and more than half of North America's industrial markets are within a day's truck run.

Population 236,000 (Greater Bay of Quinte Region)



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at QuinteDevelopment.com or email
Chris at chris@quintedevelopment.com

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FOR SALE: 11,270 sf building which includes a ground level, fully equipped 6,225 sf provincially inspected turn key meat processing facility built to federal guidelines (can be converted anytime) and second floor is 5,045 sf of residence/living space. This property is 47 acres and backs onto Highway 401, and offers approved expansion potential for immediate growth. The facility was built with the highest standards of quality and compliance. This is more than a building; it's a fully-realized business platform with immense potential for growth. Ideal for someone to acquire a compliant and strategically located operation without the delays and costs of new construction and asset purchase. Facility can be used for a variety of other processing including dairy, produce, animal food/feed. VTB available for qualified buyers.

Ground Floor - Processing Facility

Size: 6,225 sf

Facility can accommodate segregated production rooms for specialty product (e.g. halal, organic, ready-to-eat, raw) without risk of cross contamination.

Equipment included (all equipment European - Travaglini, Biro, Menozzi, Ruhle Tumbler, Borgo, Bizerba, Inox Meccania, Orlandini, Rex, Multi-vac R105 packaging machine) for seamless transition.

Facility accommodates 18,500 kilos drying meat capacity at any time inside it's 5 drying rooms.

Floor drains (with grease traps inside) throughout
Plant roof poured concrete
Robust 3-phase power
Wash stations

Second Floor - Residence/Living Space

Size: 5,045 sf

The second floor features a substantial 5,045 sq ft residence with 3 bedrooms & 4 bathrooms (each bedroom has en-suite), perfect for owner-operator or rental income.

Site Details and Utilities

Land Size: 47 Acres

Dimensions: Frontage: 575 ft, 10 in Depth: 3,629 ft, 10in

Zoning: A-5

Location: 6km to Highway 401 access ramp

Hydro Provider: Hydro One

Parking: Ample for trailer parking, can accommodate all trailer sizes



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ASKING PRICE

\$4,500,000

Community and Property Contact

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Property Gallery

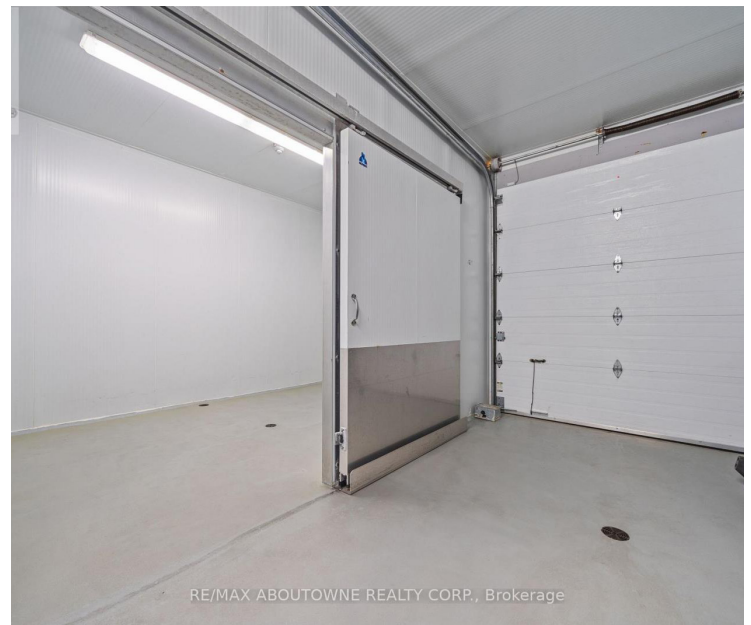


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