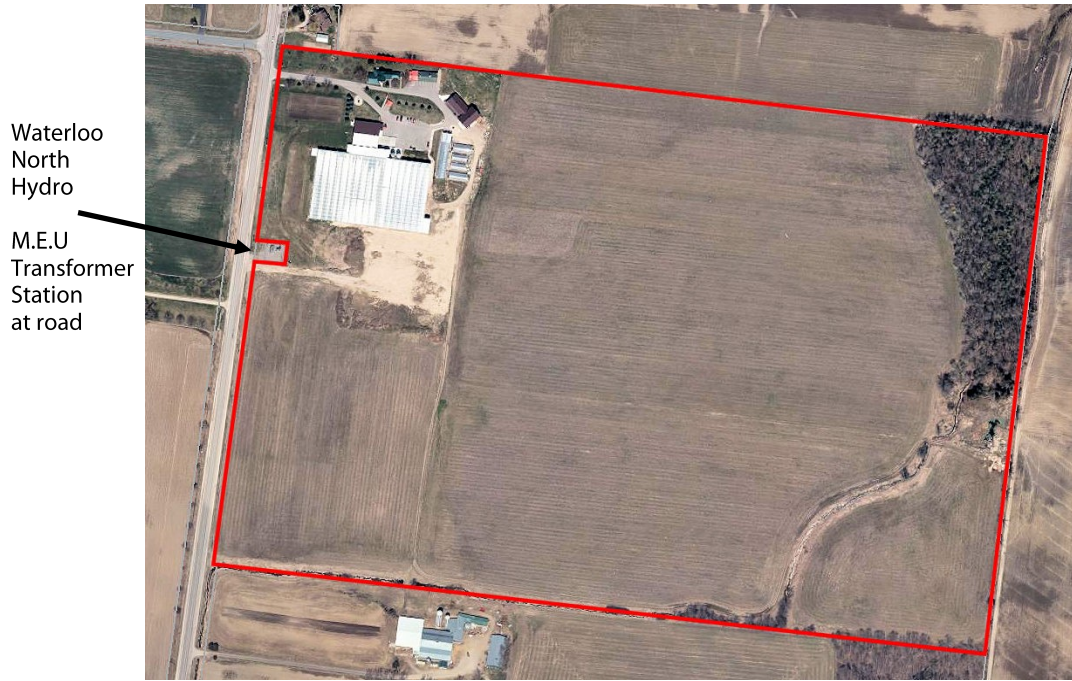
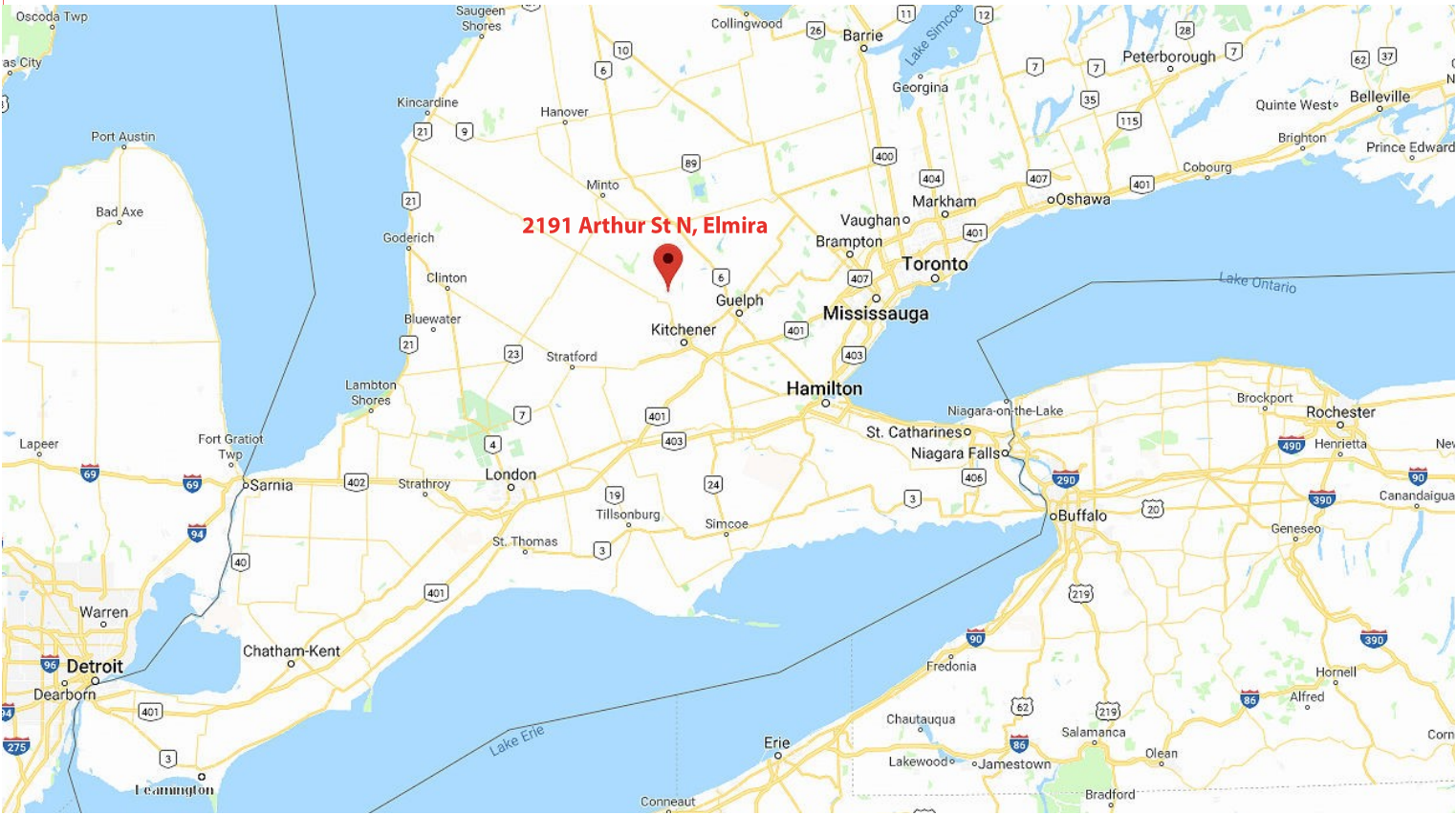


FOR SALE  
AGRICULTURAL PRODUCTION FACILITY  
2191 ARTHUR STREET NORTH, ELMIRA



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PROPERTY SIZE  
100.211 ACRES

ZONING  
ZONE A; AGRICULTURAL

OFFERING PRICE  
\$4,950,000

- State of the art Agricultural growing facility
- Fully operational 100,000+/- sq ft greenhouse facility with required infrastructure and LED lighting
- Additional greenhouses, horse barn and residence on a 100 acres site
- Land Allocation**  
Greenhouse Facility: 10 acres  
Farm with Residence: 90 acres



# FOR SALE

2191 ARTHUR STREET NORTH, ELMIRA

## Property Details:

### Location

Situated on the north side of Elmira on Arthur St N, near Florapine Rd.

### Zoning

Zone A: Agricultural

### Property Taxes:

\$5,024.00 (approx. 2020)

### Legal Description

PT LT 92 GERMAN COMPANY TRACT WOOLWICH AS IN 946200; S/T 125257; WOOLWICH

### Services

Well and Septic (two tanks)

### Assessment Roll Number

302902000413800

### Lot Size

100.211 ac

## Noteworthy Comments:

- Located on the outskirts of Elmira, Woolwich township in Waterloo Region
- Property consists of 100 acres with the following structures:
  - ⇒ Large Greenhouse approx. 90,000 sq ft
  - ⇒ 5 smaller Greenhouses totaling 9,500 sq ft
  - ⇒ Packing/office building approx. 10,000 sq ft
  - ⇒ Horse barn approx. 5,000 sq ft
  - ⇒ Retail outlet/shed approx. 3,000 sq ft
  - ⇒ Residence approx. 2,000 sq ft
- State of the art Agricultural growing facility suitable for many crops
- Fully operational 100,000<sup>±</sup> sq ft greenhouse facility with required infrastructure and LED lighting
- Infrastructure in place to accommodate 2-3 more greenhouses
- Waterloo North Hydro, M.E.U. Transformer Station| in close proximity on Arthur Street
- Packing building with two dock level loading doors and office area
- Remaining Farmland (80 acres approx.) leased at \$25,000/year or available vacant
- Residence , retail outlet, horse barn and smaller greenhouses rented at \$2,500/month

