

\$899,000 - 876 Montee Principale, Chelmsford

MLS® #2123505

\$899,000

0 Bedroom, 0.00 Bathroom,
Business on 100.00 Acres

N/A, Chelmsford, Ontario

Turnkey aggregate business with exceptional growth potential on over 100 acres of industrial-zoned land in Chelmsford, Ontario. With more than 2,500 feet of frontage on Montee Principale and additional access via Fire Route Road, the property offers excellent visibility and access for trucks and heavy equipment. The sale includes the established business "JP and Sons," which supplies topsoil, sand, gravel, and crushed stone, along with a substantial list of heavy equipment including dump trucks, tractors, rotary tillers, and more. Zoned M5(8), the land permits extractive industrial uses, agriculture, rural operations—and also allows for the construction of one residential dwelling. Seller willing to do a partial VTB. With demand for aggregate steadily increasing due to regional infrastructure and development projects, this is a prime opportunity to grow an already established operation. Financials and full equipment list available upon request. (id:6289)



Essential Information

Listing #	2123505
Price	\$899,000
Bathrooms	0.00
Acres	100.00
Type	Business
Sub-Type	Freehold

Community Information

Address	876 Montee Principale
Subdivision	N/A
City	Chelmsford
Province	Ontario
Postal Code	P0M1L0

Amenities

Parking	Exposed Aggregate, Gravel
---------	---------------------------

Listing Details

Listing Office	ROYAL LEPAGE NORTH HERITAGE REALTY, BROKERAGE
----------------	---



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on November 4th, 2025 at 2:01am EST