

\$5,495,000 - 1453 Milborough Line, Hamilton

MLS® #X12208341

\$5,495,000

0 Bedroom, 6.00 Bathroom, 38 sqft

Agriculture on 37.68 Acres

Rural Flamborough, Hamilton, Ontario

Apple orchard & Cidery located at the high-visibility corner of Milborough Line and Carlisle Road. This is a rare commercial agricultural property in the heart of Carlisle an increasingly popular rural destination for tourism, cycling, and local food ventures. Just a short drive from Toronto and U.S. border, the area attracts consistent traffic and growing demand for agri-tourism, on-farm retail, and value-added ventures. This 37.68-acre site combines rural charm with high-functioning commercial infrastructure. The 1,550 sq ft cidery and retail space is licensed for tastings, sales, and events, and features two 14x12 ft drive-in doors, removable French doors for loading or event configuration, 15 ft ceilings, industrial-grade flooring, and 3 washrooms. Open lawn space provides opportunity for outdoor events, seasonal markets, or functions, with ample paved parking on site. The 6,070 sq ft food-grade facility is attached and includes cold storage, radiant propane heating hookups, high ceilings (up to 17 ft), a distillery with tank and exhaust infrastructure, a supervisors office, staff washroom, and secure loading logistics with interior and exterior grade-level doors. The 640 sq ft commercial area also suits use as a secondary suite or office. Also included is a 2,000 sq ft drive shed with 13 ft ceilings and a 12 x 12 ft overhead door, a 1,330 sq ft lean-to for pallet storage, and a premium garage workshop with 6-zone in-floor heating, hoist, insulated storage bay, and central vac ideal for agricultural,



mechanical, or distribution purposes. Zoned agricultural with a wide range of permitted uses, the property includes two septic systems, two drilled wells, Bell Fibre internet, transferable liquor licenses, and an established wholesale network. The detached raised bungalow 3+2 bdrms and 3 baths residence also offers living, staff housing, or rental income, making this a multi-purpose investment with immediate commercial and residential functionality. (id:6289)

Essential Information

Listing #	X12208341
Price	\$5,495,000
Bathrooms	6.00
Square Footage	38
Acres	37.68
Type	Agriculture

Community Information

Address	1453 Milborough Line
Subdivision	Rural Flamborough
City	Hamilton
Province	Ontario
Postal Code	L0R1H0

Amenities

Amenities	Highway
Features	Irregular lot size
Parking Spaces	20

Interior

Appliances	Fixed Machinery & Equipment Incl, Mobile Machinery & Equipment Inc
Heating	Radiant heat
Cooling	Partially air conditioned

Listing Details

Listing Office	ROYAL LEPAGE MEADOWTOWNE REALTY
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