

# \$1,998,000 - 31 Nelson Road, Trent Hills (campbellford)

MLS® #X9038223

**\$1,998,000**

0 Bedroom, 1.00 Bathroom, 6 sqft

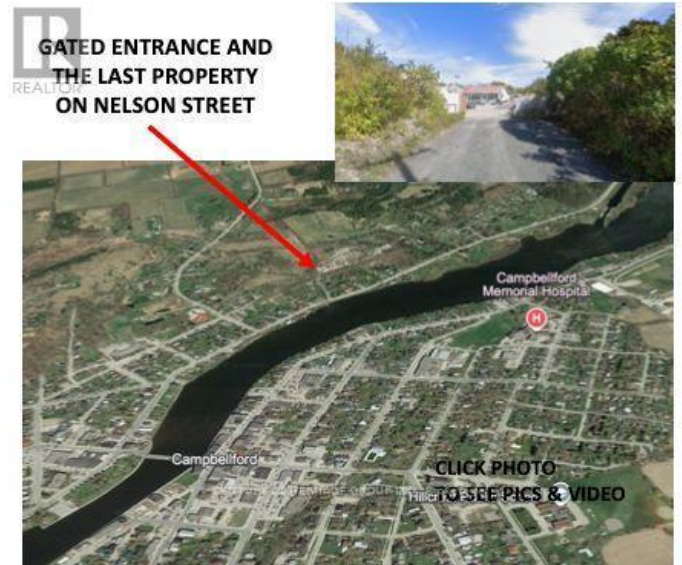
Business on 6.50 Acres

Campbellford, Trent Hills (campbellford),  
Ontario

Family owned and operate 6.5 Acre home with potential for development or continue the recycling and salvage operation. This turnkey recycling business has been servicing Northumberland region since 1984. Property has 6.5 Acres with 3 buildings totaling approx 7,000 of covered sq ft, M1 Zoning (recycling uses) great opportunity for new home or automotive wrecking, salvage, auto repair, pound and towing users. Residential home on property can be used as rental income or converted into office space. 100 ton weight scale, 5,000 lb indoor scale, Hitachi 220 excavator, 8000 lb forklift, 6000 lb forklift, 160 ton capacity scrap presser, 170 New Holland skid steer, Ford f-350 tow truck many more items included in retirement sale. **\*\*EXTRAS\*\*** Vendor will train and show trade secrets upon completion for 2 weeks. Sale of land 6.5 Acres with Multiple Structures. only recycling yard within 40-50 KM . Seller lives on property in the home. Do not approach property without appointment. (id:6289)



- ✓ Turnkey recycling business operating since 1984.
- ✓ 6.5 acres including 3 buildings
- ✓ M1 Zoning -opportunity for automotive wrecking, salvage, auto repair, pound & towing



## Essential Information

Listing #	X9038223
Price	\$1,998,000
Bathrooms	1.00
Square Footage	6
Acres	6.50

Type Business

### Community Information

Address 31 Nelson Road  
Subdivision Campbellford  
City Trent Hills (campbellford)  
Province Ontario  
Postal Code K0L1L0

### Amenities

Amenities Highway  
Features Crane  
Parking Spaces 8

### Interior

Heating Baseboard heaters  
Cooling Partially air conditioned

### Listing Details

Listing Office CENTURY 21 HERITAGE GROUP LTD.



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