

KOSSUTH & HESPELER ROADS

CAMBRIDGE
LAND FOR SALE



122.78 ACRES (approx.)

Located on the southwest corner of Kossuth and Hespeler Roads
in Cambridge

INQUIRIES

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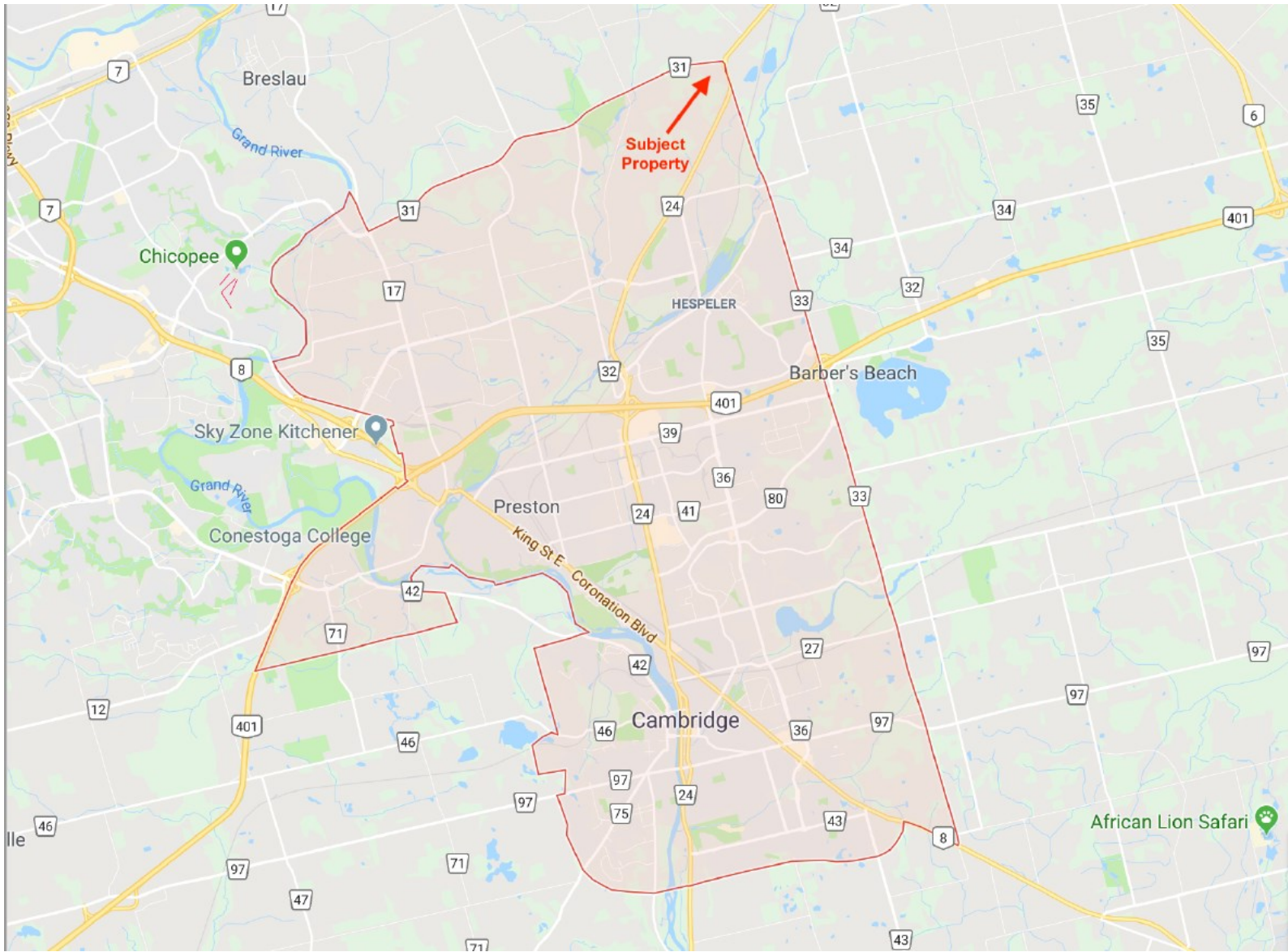
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PROPERTY DETAILS

- Located on the southwest corner of Kossuth Road and Hespeler Road
- **Size:** 122.78 acres (approx.)
- **Possession:** Immediate
- **Realty Taxes:** \$2,151.62 (2018)
- **Asking Price:** \$4,900,000
- Designated Prime Agricultural, Natural Open Space System and Minimal Aggregate Resource Area
- **Zoning:** A1 ([E]A1) OS1
- Allowable uses include: farming, farming facilities, day nursery, group home, riding and boarding stable, kennel
- **Legal Description:** PT LT 91 German Company Tract TWP of Waterloo: PT 1 58R1161; PART 1; CAMBRIDGE
- **MLS #:** X4489178
- Cambridge has an excellent supply of skilled and semi-skilled labour in manufacturing and agriculture
- With a current population of approximately 130,000, the City is expected to continue growth at almost 2% per year
- The subject property is located at the northeast corner of the City, near two golf courses
- The subject property is irregular in shape with frontage of about 2,400 feet along Kossuth and about 1,500 feet along Hespeler
- The land slopes gently down from road level. The majority of the property is used as farmland with a treed portion along the southern boundary. Approximately 20 acres of the property at the northwest corner is low-lying wetlands.
- Rural services such as hydro, telephone, paved roadways are available to the subject site. Water is obtained from a drilled well while sewage is disposed of by way of a septic system.

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The Behar Group Realty Inc., Brokerage.

