



SOTHEBY'S INTERNATIONAL REALTY CANADA, Brokerage

BALDWIN | MCKERROW, ONTARIO

EXCLUSIVE PROPERTY PRESENTATION

251 Highway 17

Approximately 540 acres with established aggregate operations

\$5,000,000

MLS® X14087156

KATHARINE SREBROVIC & ANDREA DURAND

SOTHEBY'S INTERNATIONAL REALTY CANADA



A DISTINCTIVE LAND AND BUSINESS OPPORTUNITY

Scale, infrastructure and access

A rare opportunity to acquire approximately 540 acres with active Class A quarry and pit licences near Highways 17 and 6. The property combines established aggregate operations, substantial on-site infrastructure and a renovated residential component in a strategic Northern Ontario location.

OPERATIONS

Licensed quarry and pit

Active Class A licences support established aggregate operations across the expansive property.

INFRASTRUCTURE

Built for business

Office and shop facilities, outbuildings, hydro, private servicing and a 70-foot truck scale with a 200,000 lb capacity.

SCALE

Approx. 540 acres

A substantial landholding with a mix of operational areas, access routes and forested acreage.

RESIDENCE

Renovated 3-bedroom home

A renovated three-bedroom residence and two-car garage provide a valuable residential component on site.

LOCATION AND ACCESS

Positioned near the Highway 17 and Highway 6 corridors, the property offers strong transportation access for commercial operations while remaining connected to McKerrow, Espanola and the wider Northern Ontario region.

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THE DETAILS

Property particulars

Active listing | Offered at \$5,000,000

PROPERTY TYPE	Land
BUSINESS TYPE	Gravel Pit / Quarry
TOTAL AREA	539.97 acres
CROSS STREET	Highway 17 & Highway 6
LOT CONFIGURATION	Multiple irregular parcels
OUTSIDE STORAGE	Yes

WATER SUPPLY	Well
SEWER	Septic
UTILITIES	Available
ANNUAL TAXES	\$9,996.01 (2026)
ZONING	RU / EP / IE / IE-H / MX / HC
LISTING STATUS	For Sale

OPPORTUNITY AT A GLANCE

- Active Class A licensed quarry and pit
- Office, shop and supporting outbuildings
- Hydro and private servicing
- 70-foot truck scale - 200,000 lb capacity
- Renovated 3-bedroom residence and 2-car garage
- Access to major Northern Ontario routes

Private information and showing requests

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