

AGRICULTURAL PROPERTY

FOR SALE

TOWN OF LINCOLN | ON

3531 RITTENHOUSE ROAD
VINELAND | NIAGARA REGION

LIST PRICE: **\$4,050,000**

±8,600 SF Shop w/ Offices on
±40.57 Acres (±28 Acres Under-
drained) in Vineland, ON

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Listing Specifications



3531 RITTENHOUSE RD. | VINELAND | ON

Location	Rittenhouse Rd. & Martin Rd., Just North of King St.
Total Area	±40.57 Acres (±28 Acres Under-Drained)
Building Size	Main Shop Bldg. Office: ±8,600 SF Home #1: ±3,500 SF
Zoning	A - Agricultural EC - Environmental Conservation
List Price	\$4,050,000
Taxes (2024)	\$20,696.48
Note	Clean environmental to be provided with an offer during due diligence

- Comments
- ±8,600 SF main shop building with updated offices, bathrooms, storage & mechanical shop
 - Features a pond, an ±800 SF outbuilding, ±3 Ac gravel yard plus gravel driveway
 - A ±3,500 SF home in need of a roof, gutted with new windows and new septic
 - Seller indicated there maybe potential for a larger land play with four neighbouring properties for an additional 60 acres
 - Can be purchased with 4113 Martin Road, Vineland



Property Location Overview



3531 RITTENHOUSE RD. | VINELAND | ON

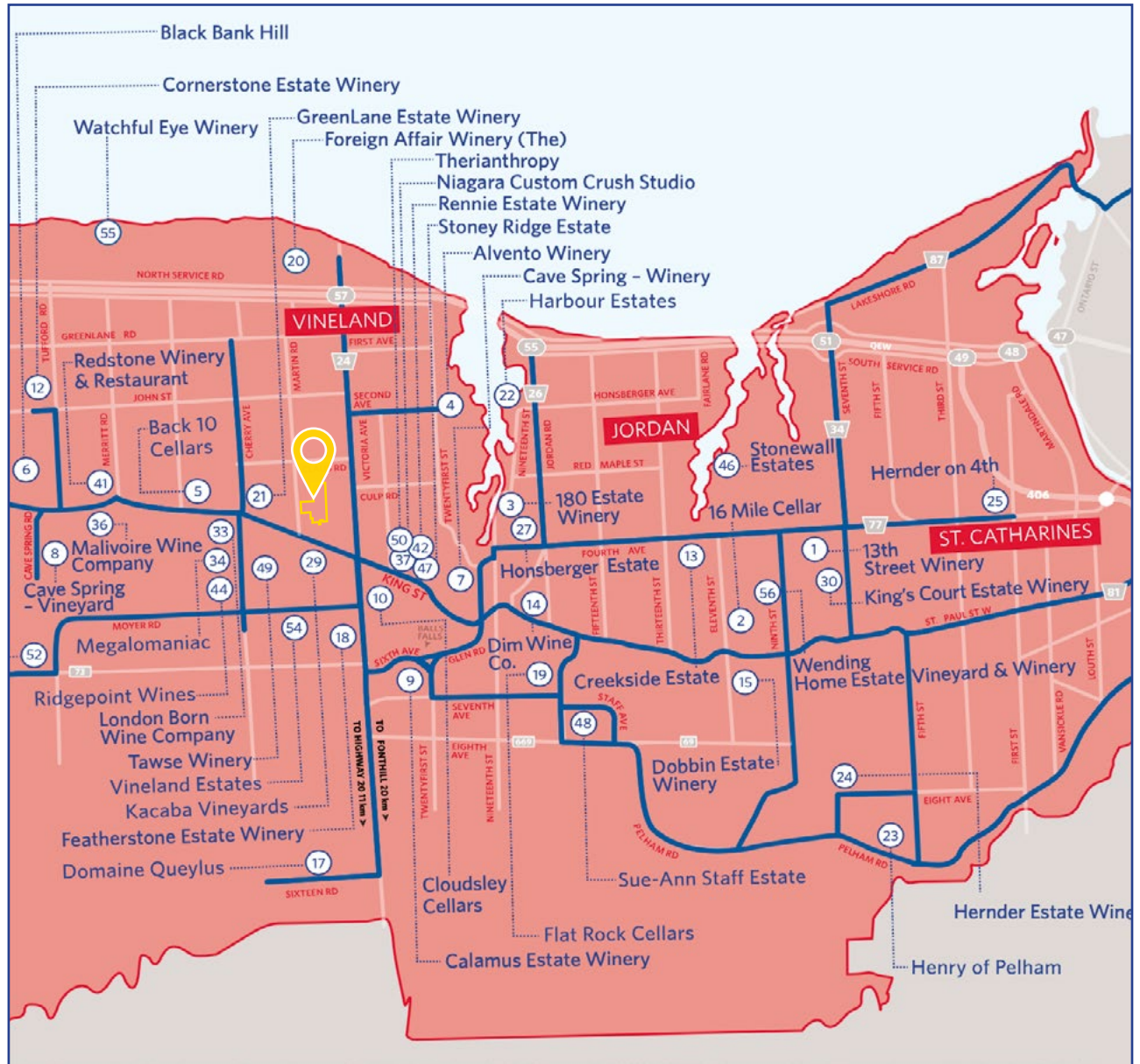
NIAGARA ESCARPMENT & AREA

Niagara Escarpment & Area is tucked between Lake Ontario and the Niagara Escarpment, just a short drive south of the GTA. It includes the regional appellation of Niagara Escarpment, which contains the sub-appellations of Beamsville Bench, Twenty Mile Bench and Short Hills Bench and the surrounding area includes the sub-appellations of Lincoln Lakeshore, Vinemount Ridge and Creek Shores.

LEGEND

- Winery**
- Information**
- Wine Route**
- Provincial Highway**
- Regional Road**

Subject Property
📍



Property Photos

3531 RITTENHOUSE RD. | VINELAND | ON



Property Photos

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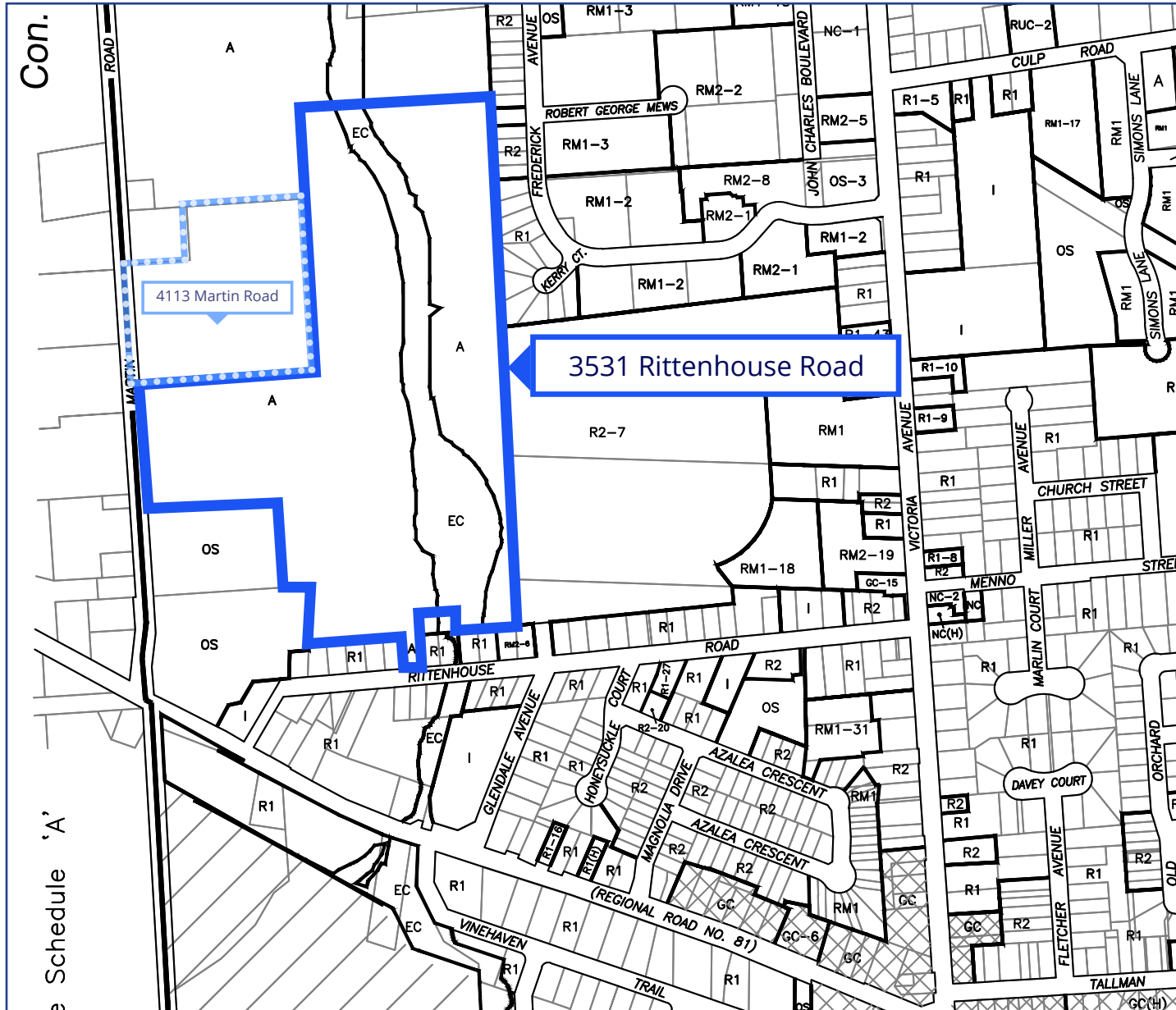
Property Photos

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Zoning Agricultural & Environmental Conservation

3531 RITTENHOUSE RD. | VINELAND | ON



A - Agricultural

Permitted Uses

- Single Detached Dwelling
- Agricultural Use
- Agricultural Research Accessory to an Agricultural Use
- Cannabis Production Facility
- Conservation Use, save and except any building
- Greenhouse
- Home for Special Care



Area Neighbours

3531 RITTENHOUSE RD. | VINELAND | ON



3531 Rittenhouse Road
FOR SALE | VACANT LAND & BLDG.



VIEW ONLINE 

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\$4.4B+

Annual revenue

2B

Square feet managed

22,000

professionals

\$96B

Assets under management

68

Countries we operate in

46,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated August 2024

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