

CONTACT DETAILS:



705-887-7878



heatherahrens@remax.net



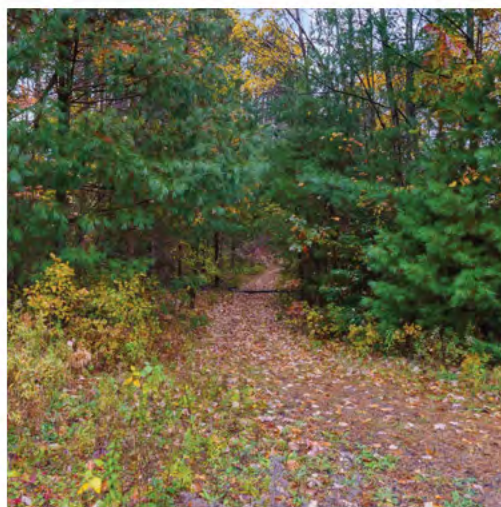
705-344-4235



heatherahrens.ca

Heather Ahrens

Sales Representative



\$995,000



Troy Austen

Sales Representative

Welcome to

4538 County Rd 121

Minden Hills

CONTACT DETAILS:



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca



Power of Sale - Located between Minden and Kinmount, this 6,100 sq. ft. industrial steel building offers exceptional visibility along a high-traffic corridor. Zoned General Industrial (M1) and Rural (RU), the property allows for a wide range of permitted uses, including the potential for a detached dwelling unit in the RU-zoned area.

The building sits on approximately 8.60 acres and includes a concrete slab on grade, suitable for heavy equipment or manufacturing operations. The interior layout features a main production area of approximately 2,800 sq. ft. with 15-foot ceilings at the perimeter and 18 feet at the center, a pre-production space of 860 sq. ft., and an office area of 1,240 sq. ft. The second floor includes a 1,200 sq. ft. apartment offering on-site living or rental potential. The office area is serviced by a propane furnace and electric air conditioning, while the main production area features original propane radiant tube heaters and four Mitsubishi ductless units installed in 2020 for efficient heating and cooling. The property is equipped with drive-up loading ramp and a 9'8" wide by 12' high roll-up door, three-phase power, a drilled well, and a septic system.

It backs onto the Haliburton County Rail Trail, providing additional access or recreational opportunities. With ample outdoor space, the property offers strong development potential for future expansion or storage. This location provides convenient access to nearby amenities in both Minden and Kinmount, including hardware and building supply outlets, restaurants, fuel stations, and local services. The current operating company has sold and is relocating, creating an excellent opportunity to acquire a well-maintained, functional industrial facility in a growing area of Haliburton County.

Property Client Full

4538 County Road 121, Minden Hills, Ontario K0M 2A1

Listing

4538 County Road 121 Minden Hills
Active / Commercial / Industrial

MLS® #: X12473652
List Price: \$995,000/For Sale
New Listing



Haliburton/Minden Hills/Snowdon

Tax Amt/Yr: **\$6,915.00/2025/Ani** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Category: **Free Standing** Use: **Factory/Manufacturi**
 Link: **Holdover** **60**
 Freestanding: **Yes** Franchise: **Flexible**
 Occupant: **Tenant** Possession:

Zoning: **M1-RU Industrial**
 Dir/Cross St: **From Minden - HWY 35 to County Road 121 towards Kinmount**

PIN #: **392130156**
 Possession: **Flexible**

ARN #: **461604200029315** Contact After Exp: **No**
 Possession Date:

Total Area: **6,384 Square Feet**
 Ofc/Apt Area: **2,484 Square Feet**
 Industrial Area: **3,700.00**
 Retail Area: **200 Square Feet**
 Winterized: **Fully**
 Volts: **208**
 Amps: **400**
 Clear Height: **15' 8"**
 Heat: **Other**
 Sprinklers: **No Sprinklers**
 Utilities: **Yes**

Lot/Bldg/Unit/Dim: **Lot 339 x 878Feet** Rail: **No**
 Water: **Well** Assessment: **2025**
 Sewers: **Septic**
 A/C: **Partial**
 Washrooms: **3**
 Garage Type: **None**

Commercial Doors

# Of	Type	Height	Width	Bay Length	# Of	Type	Height	Width	Bay Length
1	Drive-In Level	12' 0"	9' 1"		1	Double Man	8' 4"	4' 4"	

Commercial/Financial Information

Remarks/Directions

Client Rmks: **Power of Sale - Located between Minden and Kinmount, this 6,100 sq. ft. industrial steel building offers exceptional visibility along a high-traffic corridor. Zoned General Industrial (M1) and Rural (RU), the property allows for a wide range of permitted uses, including the potential for a detached dwelling unit in the RU-zoned area. The building sits on approximately 8.60 acres and includes a concrete slab on grade, suitable for heavy equipment or manufacturing operations. The interior layout features a main production area of approximately 2,800 sq. ft. with 15-foot ceilings at the perimeter and 18 feet at the center, a pre-production space of 860 sq. ft., and an office area of 1,240 sq. ft. The second floor includes a 1,200 sq. ft. apartment offering on-site living or rental potential. The office area is serviced by a propane furnace and electric air conditioning, while the main production area features original propane radiant tube heaters and four Mitsubishi ductless units installed in 2020 for efficient heating and cooling. The property is equipped with drive-up loading ramp and a 9'8" wide by 12' high roll-up door, three-phase power, a drilled well, and a septic system. It backs onto the Haliburton County Rail Trail, providing additional access or recreational opportunities. With ample outdoor space, the property offers strong development potential for future expansion or storage. This location provides convenient access to nearby amenities in both Minden and Kinmount, including hardware and building supply outlets, restaurants, fuel stations, and local services. The current operating company has sold and is relocating, creating an excellent opportunity to acquire a well-maintained, functional industrial facility in a growing area of Haliburton County.**

Inclusions: **Some office furniture, All items in as is where is condition**

Listing Contracted With: **RE/MAX Professionals North 705-457-1011**

Prepared By: **TROY AUSTEN, REALTOR Salesperson**

Date Prepared: **10/21/2025**

Rooms

MLS® #: X12473652

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Bathroom					
Bathroom					
Bathroom					



Front Office

Front Office



Front Office

Front Office

Front Office

Main Production Area



Main Production Area

Main Production Area

Main Production Area

Main Production Area



Pre-Production Area



Pre-Production Area



Pre-Production Area



Pre-Production Area



Upstairs Apartment



Upstairs Apartment



Upstairs Apartment



Upstairs Apartment



Upstairs Apartment

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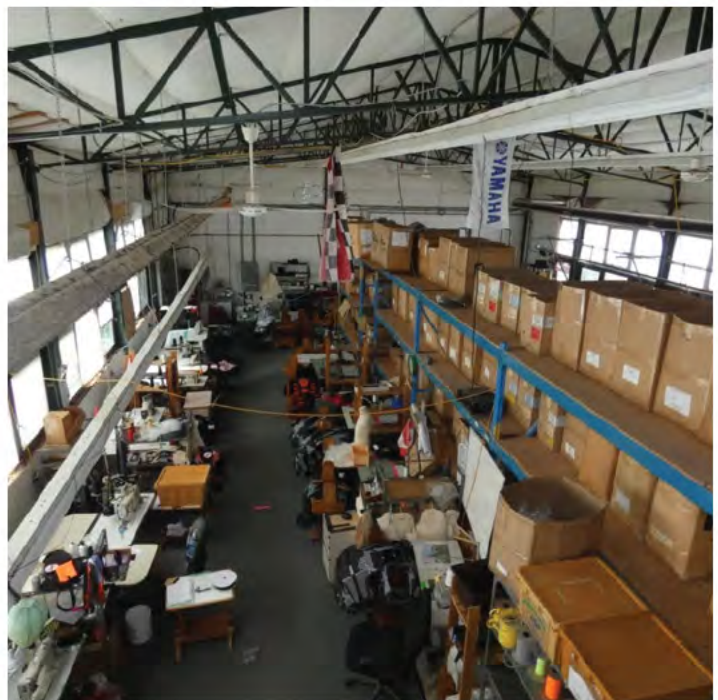
Chattels

Included

- Some office furniture
- All items in as is where is condition

Excluded

- All PPE Fabric Production tooling and fixtures
- Finished goods
- Raw Materials
- Shelving
- Office Equipment
- Some Furnishings yet to be determined
- Power Boat
- Utility Trailers
- Tenant Belongings



Seller



Buyer



EXISTING ON-SITE SEWAGE INSPECTION REPORT

Inspection Address: 4538 County Road 121, Kinmount, Ontario

Requested By:

Date of Inspection: Aug 2, 2025

Inspected By: Frank Salaris

BCIN # 43965

Phone # 705-457-5593

Building Type

✓ Residential Area 800sqft # of Bedrooms 2
✓ Non-Residential Area 6800sqft Building use Light commercial (6000sqft)- office space(800sqft)

House Occupants Adults 1 Teenagers 0 Children _____ ✓ Full Time Seasonal

Was the building occupied at the time of inspection? ✓ Yes No

Water Fixtures

✓ Washer ✓ Dishwasher ✓ Kitchen Sink ✓ Toilet ✓ Bathtub Bidet ✓ Bathroom Sink Garbage Grinder
✓ Laundry Tub ✓ Shower Stall Floor Drain Spa Whirlpool Bath Hot tub Other Fixture Units 19.5

Estimated daily water usage by present occupants: Litres/day 1800L (based on 9 employees and 2 bedrooms)

Does all sewage flow into the septic tank? ✓ Yes No

If no what does not? _____

Additional comments on present or potential water use? _____

Sewage Class Class 1 Class 2 Class 3 Class 4 ✓ Class 5 With Alarm Yes No

Pre-Treatment Component (Treatment Unit)

✓ Septic Tank Aerobic Treatment Unit Sand/Peat/Other Filter Unit Other

Treatment Unit Make & Model _____

If a treatment unit is used is a service agreement in place? Yes No

Septic tank constructed of ✓ Concrete Plastic Fiberglass Metal Year Tank Installed _____

Physical condition of tank ✓ No apparent damage Tank appears damaged

If damage explain _____

Septic tank/treatment unit access cover At ground surface ✓ Covered with 36" of soil

Is tank located in a depression where runoff water might collect? Yes ✓ No

If yes condition of construction material _____

Liquid Level at inlet pipe 2" below inlet pipe Liquid Level at outlet pipe bottom of outlet pipe

Baffles Condition ✓ Appeared to be in proper operating condition Appeared to be damaged

Was septic pumped during inspection? Yes ✓ No

If yes how many litres _____ Scum Level depth is 20" Sludge depth is 36"

During pumping did any liquid flow back into tank from outlet pipe? Yes No

Can size and shape be determined by probing? ✓ Yes No

If yes L x W x D 8ft x 4ft x 4ft If circular inside dia _____ Depth tank 3600L

Is an affluent filter present? Yes ✓ No Is pump chamber present? Yes ✓ No Is alarm installed Yes No

Clearance to lake, well, stream, rivers Over 100 feet from lake and dug well.

Comments and Observations

Onsite sewage system

Sewage system is sized for 8 employees on the commercial side and 2 bedrooms on the residential side. Toatal daily water flow is estimated at 1800L per day.

Flow test conducted for 20 minutes and leaching bed tested fine.

Septic tank is due for pumping this summer of 2025.

→ SEPTIC PUMPED 11 AUG 25

Date: Aug 2, 2025

Inspector's Name: FRANK SALARIS

Signature:

2825 IB&O Rail Trail, Tory Hill, ON K0L 2Y0 Tel (705) 457-5593, Fax (888) 999-2566, Toll Free 1-888-990-2566



SHEPHERD ENVIRONMENTAL SERVICES

6798 Hwy 35, P.O. Box 68
Cobocook, Ontario K0M 1K0

Telephone: 705-454-3744 • 705-454-3627
705-887-1503 • 705-286-1178
Fax: 705-454-8700

CUSTOMER:

-RAND, MR. STEVE
4538 COUNTY RD 121
MINDEN ON KOM 2A0

(416) 271-6844 Ext.

DIRECTIONS:

4538 COUNTY RD 121
NORTH OF KINMOUNT
PLS EMAIL: steve@shevbrand.ca
ON

INV. NO.
DATE:
CUST. NO.

0000159763
Aug-11-25
030663

TERMS: PAYABLE ON RECEIPT
VISA • M/C • DEBIT • ETRANSFER
EMT: Lshepherd@shepherdenviromental.ca
Quote Invoice Number

ITEM NUMBER	DESCRIPTION	AMOUNT
SEPTICS-01	PUMPING SEPTIC TANK >>> CAUTION - AS PER CUSTOMER, ONE LID HAS A CRACK SHOWING. <<< New risers installed ✓ PAID AUG 07 2025 E-trans	278.76
HST # R104831243 Material on site pertaining to this invoice remains the property of Shepherd Environmental Services until paid in full. Work done close to trees, flower beds, patios, sidewalks, etc. done at customer's risk only. 2% INTEREST CHARGED PER MONTH ON ACCOUNTS OVER 30 DAYS.		
www.shepherdenviromental.ca		
HST		36.24
TOTAL:		\$315.00
PAYMENT METHOD:		

CUSTOMER COPY

INVOICE

DRIVER:

Andrew

Bacteriological Analysis of Drinking Water for Private Citizen, Single Household Only
Analyse bactériologique de l'eau potable - Particuliers, Ménages unifamiliaux seulement**Submitter's Name and Mailing Address /****Nom et adresse postale de l'auteur de la demande d'analyse****

First Name, Last Name / Prénom, Nom de famille

Street address / Adresse municipale

POB 1015**MINDEN, ON K0M 2K0****Location of Water Source /****Emplacement de la source d'eau****

Lot, Concession / ou lot, concession

Emergency Locator # / 911#

Street address / Adresse municipale

4538 CR 121**MINDEN HILLS ON K0M2A1**County / Comté: **HALIBURTON**Health Unit # / # du bureau de santé: **2235****Specimen details / Détails sur l'échantillon:****Barcode / Code à barres: 012926726**Phone # / # tél. **: **416 271 6844**Date/Time Collected / Date/heure du prélèvement*: **2025-08-11 13:03:00**Date/Time Received / Date/heure Reçu le*: **2025-08-12 13:42:00**

Purification system used (e.g. UV, filtration, etc.)? /

Système d'épuration utilisé (p. ex. rayons UV, filtration, etc.)?*

No / Non

Authorized by / Autorisé par

Vice President and Chief, Microbiology and Laboratory Services or
Designate / ou Désigner**Specimen Note / Note sur l'échantillon:**

This specimen was received in good condition unless otherwise stated. / À moins d'avis contraire, l'échantillon était en bonne condition au moment de la réception.

Submit your water sample information and get your test report quickly online through our Water Testing Portal:

www.publichealthontario.ca/WaterPortal. / Soumettez les informations relatives à votre échantillon d'eau et obtenez rapidement votre rapport d'analyse en ligne sur notre portail d'analyse de l'eau de puits : www.publichealthontario.ca/WaterPortal.

Test results / Résultats d'analyse:**Total Coliform CFU/100 mL / Coliformes totaux UFC/100 mL****0****E.coli CFU/100 mL / E. coli UFC/100 mL****0****Interpretation / Interprétation:**

There is no evidence of fecal contamination. If the results show the presence of coliforms it may be indicative of a contaminated water supply. Given the susceptibility of well water to external influences, it is important to test water frequently. Consult local health unit for information if required.

Il n'y a aucune preuve de contamination fécale. Si les résultats indiquent la présence de coliformes, cela peut être révélateur d'une source d'eau polluée. L'eau des puits étant susceptible d'être dégradée par des facteurs externes, il est important de la faire analyser fréquemment. Consultez le bureau local de santé publique pour plus de détails, si nécessaire.

Date of Analysis / Date de l'analyse: **2025-08-12**Date Read / Analyse effectuée le: **2025-08-13****Please Note / Prière de noter ce qui suit :**

*All time values are EST/EDT and based on a 24-hour clock / Toutes les heures sont exprimées en HNE/HAE et basées sur une horloge de 24 heures.

The results apply to the sample as received/Les résultats s'appliquent à l'échantillon, tel que reçu.

These results relate only to the sample tested. / Le résultat obtenu se rapporte seulement à cet échantillon d'eau analysé.

Note : This water sample was only tested for the presence of both Total Coliforms and E. coli (ISO/IEC 17025 accredited tests) bacterial indicators of contamination by Membrane Filtration. The sample was not tested for other contaminants, including chemical contaminants, and therefore may be unsafe to drink even when there is no significant evidence of bacterial contamination. Contact your local public health unit for information on testing for other contaminants. / Remarque: Cet échantillon d'eau n'a été analysé que pour déceler (par un laboratoire accrédité conformément à la norme ISO/IEC 17025) la présence des coliformes totaux et des bactéries colibacillaires, indicateurs de contamination par filtration sur membrane. L'échantillon n'a pas été testé pour d'autres contaminants, y compris les contaminants chimiques et, par conséquent, l'eau peut être impropre à la consommation même lorsqu'il n'y a aucune preuve significative de contamination bactérienne. Veuillez communiquer avec le bureau de santé publique de votre localité pour vous renseigner au sujet de l'analyse visant à détecter la présence d'autres contaminants.

If the reported client information does not match the information you supplied on the form please contact the PHO Customer Service Centre. Telephone: 1-877-604-4567 or 416-235-6556 or E-mail: customerservicecentre@oahpp.ca. For operating hours see our website www.publichealthontario.ca/labs. / Si les informations sur le client indiquées ne correspondent pas aux informations que vous avez fournies sur le formulaire, veuillez communiquer avec le Service à la clientèle de SPO par téléphone au 1-877-604-4567 ou 416-235-6556, ou par courriel au customerservicecentre@oahpp.ca. Pour connaître les heures d'ouverture, veuillez consulter notre site Web à www.publichealthontario.ca/labs.

End of report / Fin du rapport

*All time values are EST/EDT/Toutes les heures sont exprimées en HNE ou en HAE.

**Data provided by the customer / Données fournies par le client.

Print Date / Date d'impression*: 2025-08-13

Page 1 of 1

LIMS Report #: 56985939



Date Reported / Date du rapport*: 2025-08-13 15:20:52

T_SingleSampleOPHL_WATPRIVATE.rpt

4538 County Rd 121, Minden Hills



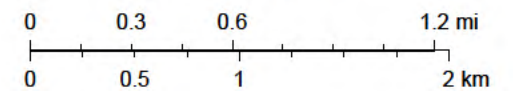
October 10, 2025

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4538 County Rd 121, Minden Hills



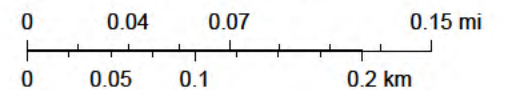
October 10, 2025

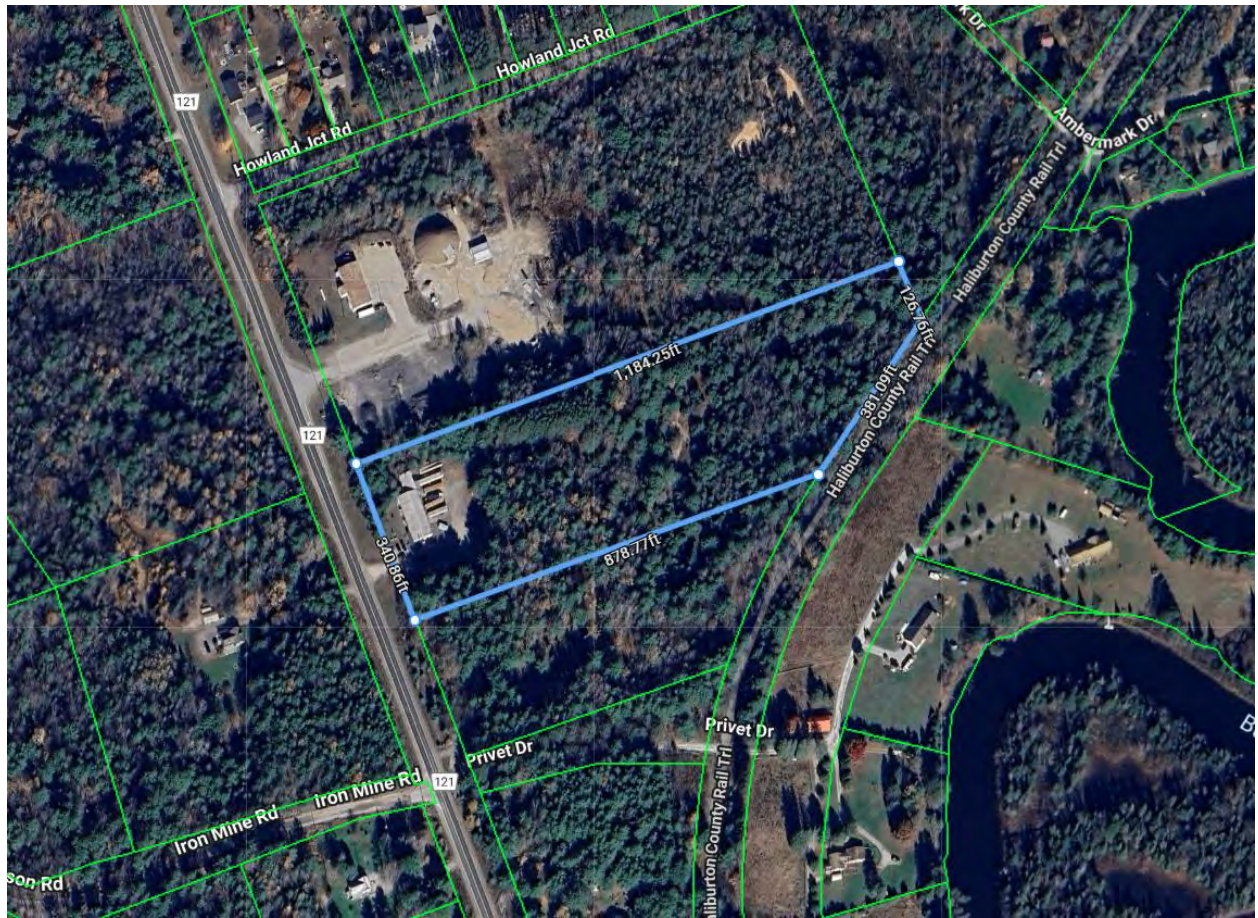
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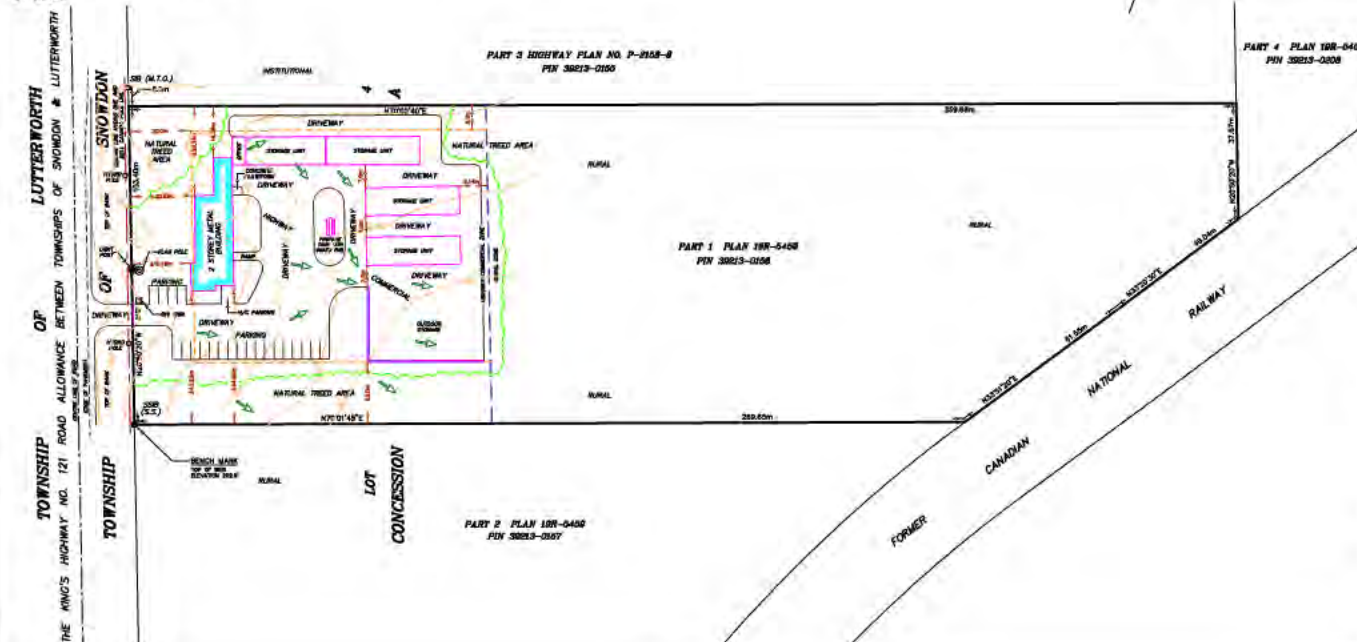


**SITE PLAN OF SURVEY OF
PART OF LOT 4, CONCESSION A
GEOGRAPHIC TOWNSHIP OF SNOWDON
TOWNSHIP OF MINDEN HILLS
COUNTY OF HALIBURTON
SCALE 1" = 750'**

30 10 0 20 40 60 METRES
OREG BISHOP O.L.S.

METRIC:

DISTANCES AND COORDINATES ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING
BY 0.3048.



BEARING NOTE
BEARINGS ARE ASTRONOMICAL, DERIVED FROM PLAN 198-0408.

CONTIGUOUS ARE AT 1 METER INTERVALS.

ELEVATIONS SHOWN HEREIN ARE DERIVED FROM A HOLE
REMARKS AS "TYPICAL MARK" HAVING AN ELEVATION
200.5 (GEODETIC DATUM).

CAUTION
READER TO ENSURE SUFFICIENT OVERSIGHT FOR PROPER
PROTECTION ON DISTANCE.

General Notes:
1 - Drains shall be self-contained on site by the
construction of berms or ditches to a protected outlet.
Drains shall not impact adjacent properties.

2 - Topography on this site will not allow for greater
depths of 25 m in drainage network. Because of this there
will be ponding in the drainage during periods of heavy
precipitation. Berms will be used to ensure a minimum 25
m slope away from the foundation for a minimum of 2m. Where
possible an unnecessary disruption to the existing ground
area and water on to not grade new surface for erosion
and sediment transport.

3 - Sediment and erosion control measures shall be
implemented to prevent migration of fill and sediment from
the subject site to any adjacent site. Sediment shall be
taken to ensure that all and sediment shall surface water
does not enter any watercourse or environmentally sensitive
area, either directly or through the storm drainage system.
The owner/building shall comply with all drainage laws by
any of the environmental agencies.

4 - Interim grading measures may be required during
building construction to ensure that drainage does not
adversely affect the neighbouring properties. Proper grading
of the property shall be completed and final drainage is
maintained on site or controlled to a protected outlet.

5 - The driveway shown on this plan is existing and there
are no proposed changes to the access location.

6 - All downspouts and other drainage discharge points shall
discharge on to a storm tank or approved equivalent.

7 - The owner/building is responsible for obtaining utility and
service locations prior to any work.

8 - All disturbed areas are to be seeded or planted over a
minimum of 150mm of topsoil or approved equivalent.

LEGEND
B1 DENOTES SURVEY MONUMENT FOUND.
B2 DENOTES SURVEY MONUMENT PLANTED.
B3 DENOTES STANCHION IRON BAR.
B4 DENOTES SHORT STANDARD IRON BAR.
B5 DENOTES IRON BAR.
B6 DENOTES ROCK PILE.
B7 DENOTES 1/4" DIA. ROUND IRON BAR.
B8 DENOTES WIRELESS.
B9 DENOTES OREG BISHOP O.L.S.
B10 DENOTES H. C. BISHOP O.L.S.
B11 DENOTES BISHOP & WALTON O.L.S.
B12 DENOTES SWIFT & SMITH O.L.S.
B13 DENOTES MINISTRY OF TRANSPORT ONTARIO
B14 DENOTES MEASURED.
B15 DENOTES PLANNING-0408.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY WAS COMPLETED APRIL 7, 2014.

JUNE 18, 2014.

HALIBURTON, ONTARIO.

OREG BISHOP
ONTARIO LAND SURVEYOR

**OREG BISHOP SURVEYING
AND CONSULTING LTD.**

ONTARIO LAND SURVEYOR

BOX 209, HALIBURTON, ONTARIO, R0M 1S0

PHONE (705) 457-2001

0-10/04/2014 1014-0003-000000