

**PRIME
INDUSTRIAL
OPPORTUNITY
FOR SALE**



76,000 sq. ft. freestanding industrial building with ample space for various business operations



LOCATION

- Located in the City of Quinte West
- 1.5 hours east of Toronto
- Close proximity to HWY 401
- Greater Bay of Quinte Population 223,000
- City of Quinte West located on the Bay of Quinte



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10 CANAL STREET, CITY OF QUINTE WEST INDUSTRIAL BUILDING FOR SALE

OVERVIEW

A rare chance to own a freestanding industrial building with ample space for various business operations. High Growth Potential with a location offering strong future potential, benefiting from Quinte West's expanding industrial sector and growing economic landscape.

PROPERTY INFORMATION

Total Building Size: 76,000 sq. ft.

Land Size: 3.22 acres

Lot Features: Frontage: 377 ft.
Depth: 438 ft.

Zoning: M1

Parking: 100 spaces

HWY Access: HWY 401

Foundation: Brick

Gas: Enbridge Gas

Water: Municipal

Sewage: Municipal

Electricity: Hydro One

IDEAL USES

- Warehousing/Distribution
- Manufacturing



COMMENTS

- Waterfront property (Murray Canal)
- HWY 401 visibility

ASKING PRICE

\$7,390,000

Property Taxes: \$27,300

PROPERTY CONTACT

Justin Singh, Salesperson

Re/Max Realty Specialists Inc.

Brokerage Georgetown Branch

Tel: 365-363-3434

COMMUNITY CONTACT

Chris King, Ec. D.

Chief Executive Officer

Quinte Economic Development Commission

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