

**INDUSTRIAL
BUILDING
FOR SALE**



8,000 sq. ft. industrial building demised into 4 units.



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



WWW.QUINTEDEVELOPMENT.COM

40 GOTHA STREET, CITY OF QUINTE WEST INDUSTRIAL BUILDING FOR SALE

PROPERTY INFORMATION

Total Building Size: *8,000 Sq. ft.
*1,500 sq. ft dry storage structure in addition to the main building

BUILDING DEMISED INTO 4 UNITS

- 2 Units have Tenants
- Owner business occupies the remainder of the property
- Each Unit has a grade level roll-up door for access
- Each Unit has its own gas and hydro meter, and tenants pay own gas and hydro
- Single water meter tfor the property that is paid by the Landlord

Zoning: MSM - Service Industrial

Gas: Enbridge Gas
Water: Municipal
Sewage: Municipal
Electricity: Hydro One

Gas: Enbridge Gas
Water: Municipal
Sewage: Municipal
Electricity: Hydro One
Cooling: Fully air-conditioned
Heating Type: Forced air (Natural gas)

COMMENTS

- Property partially fenced with gates

ASKING PRICE

\$1,300,000

Property Taxes: \$16,473

PROPERTY CONTACT

Tom McEvoy, Salesperson
Century 21 Lanthorn Real Estate Ltd., Brokerage
Tel: 613-967-2100
Email: tom.mcevoy@century21.ca



WWW.QUINTEDEVELOPMENT.COM

The information above has been obtained from sources believed reliable. While we do not doubt accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. All figures used are in Canadian dollars.