



Industrial Property

For Sale

18264 Telephone Road, City of Quinte West

3 Large Out Buildings on 5.26 Acres



← Location Highlights

1.5 hour east of Toronto

Excellent proximity to Highway 401

More than 47 million people live within 500 kilometres (310 miles) of the Bay of Quinte and more than half of North America's industrial markets are within a day's truck run.

Population 236,000 (Greater Bay of Quinte Region)



BAY OF QUINTE
ECONOMIC DEVELOPMENT

Discover the Bay of Quinte advantage
at QuinteDevelopment.com or email
Chris at chris@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.



FOR SALE: Rare 5.26 acres of prime industrial-retail property located in a very attractive location with a variety of opportunity and flexibility. Property includes 3 Large out buildings. Current owner flexible with buildings, removal-demo being an option and point of negotiation. Let your vision and creativity take over and capitalize one of the areas most prime industrial locations.

Property Highlights

Acres: 5.26

Size: 16,000 sq. ft. (approx.) - this is all 3 buildings combined

Frontage: 278 ft., 8 in

Zoned: GM-1

Wells: 2

Septics: 2

Property located moments from major intersection (Trenton Junction), high traffic areas, Highways 401, 33, 40 & 2, Railways

Building Information

3 Large out buildings with dimensions attached in floor plans

Primary building 50' x 60' offers retail, offices, shop and warehouse space with forced air natural gas, washrooms, bay doors with 7 bays in place, storage and a variety of other features.

Sale Price

\$999,900

Annual Property Taxes: \$23,096.52

Community Contact

Chris King, Ec.D.

Chief Executive Officer

Quinte Economic Development Commission

Tel: 613-961-7990

Email: chris@quintedevelopment.com

Property Contact

Ryan Huffman, Salesperson

Exp Realty, Brokerage

Tel: 289-829-0043





Property Gallery



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Property Gallery

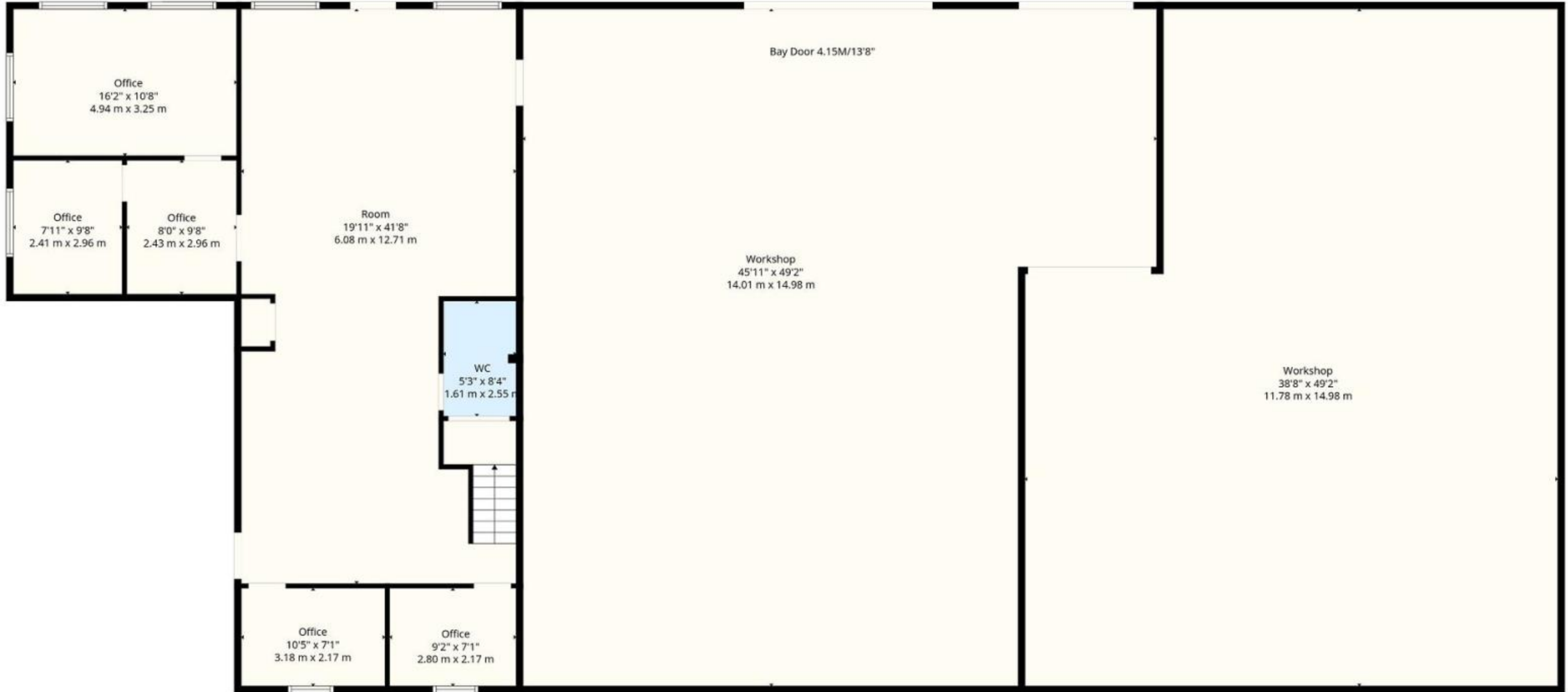


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Ceiling 5.7M/18'8"



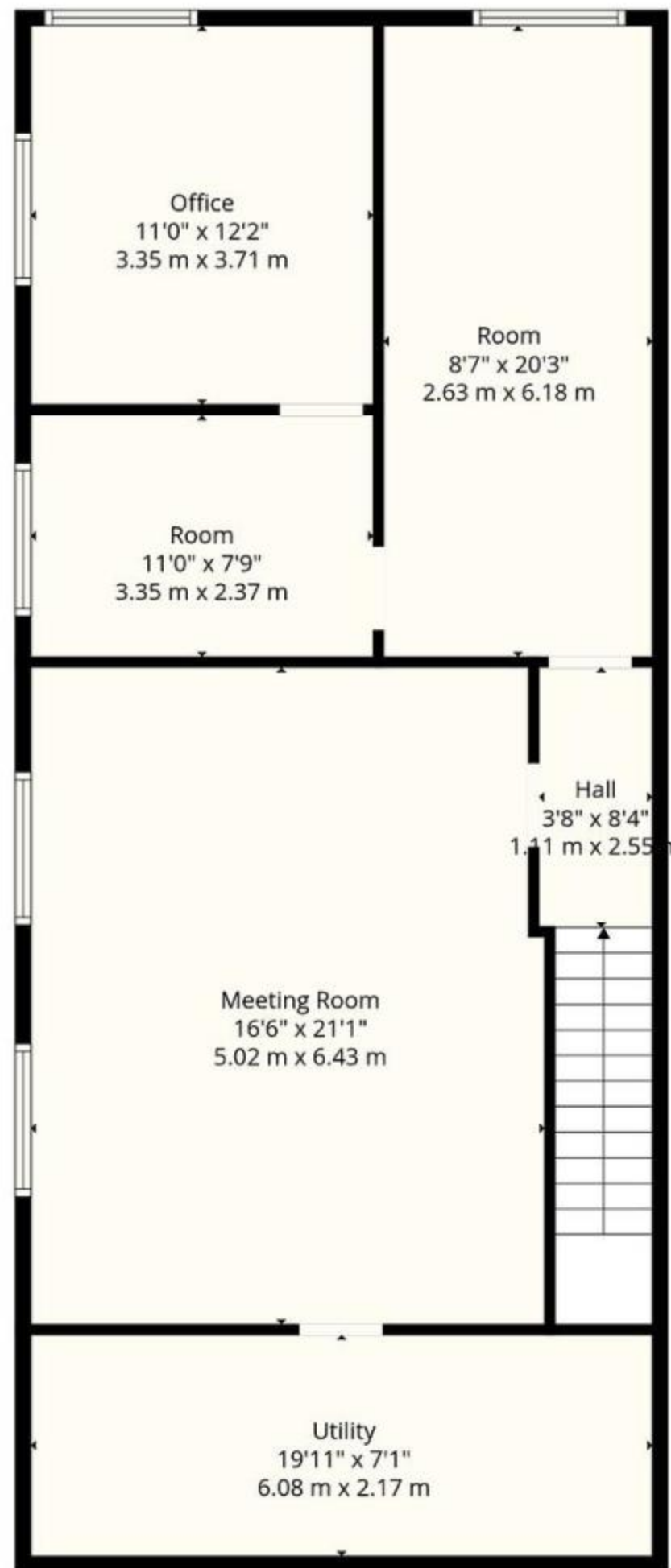
Total: 2257 sq. Ft, 210 m2

Ground Floor: 1322 sq. Ft, 123 M2, 1st Floor: 838 sq. Ft, 78 M2, 2nd Floor: 0 sq. Ft, 0 M2, 3rd Floor: 26 sq. Ft, 2 M2, 4th Floor: 71 sq. Ft, 7 M2, 5th Floor: 0 sq. Ft, 0 m2

Excluded Areas: Workshop: 16836 sq. Ft, 1564 M2, Utility: 142 sq. Ft, 13 M2, Storage: 966 sq. Ft, 90 M2,

Low Ceiling: 52 sq. Ft, 5 M2, Open To Below: 2594 sq. Ft, 241 M2, Walls: 1022 sq. Ft, 95 m2

All Room Measurements And Floor Areas Must Be Considered Approximate And Are Subject To Independent Verification.



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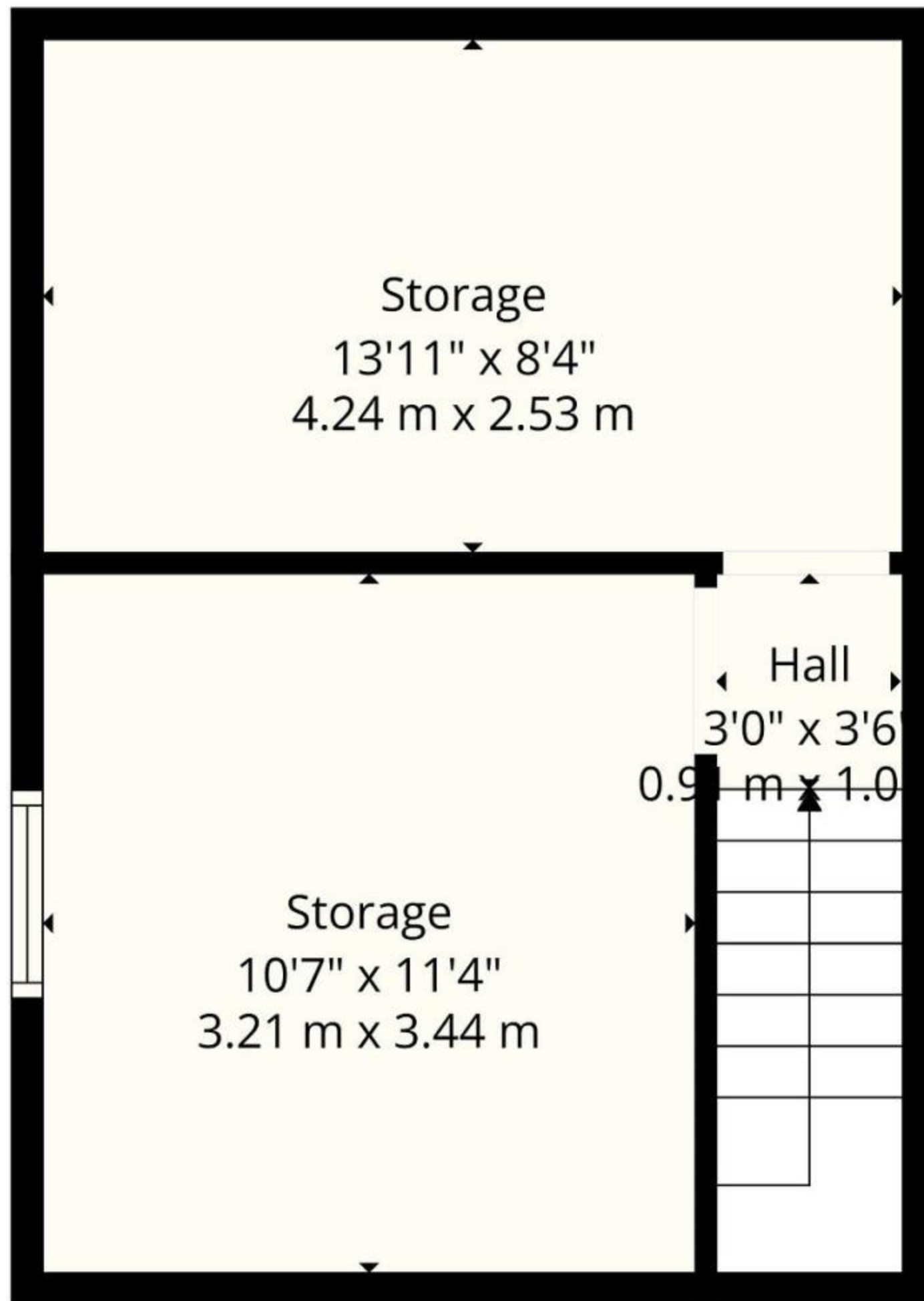
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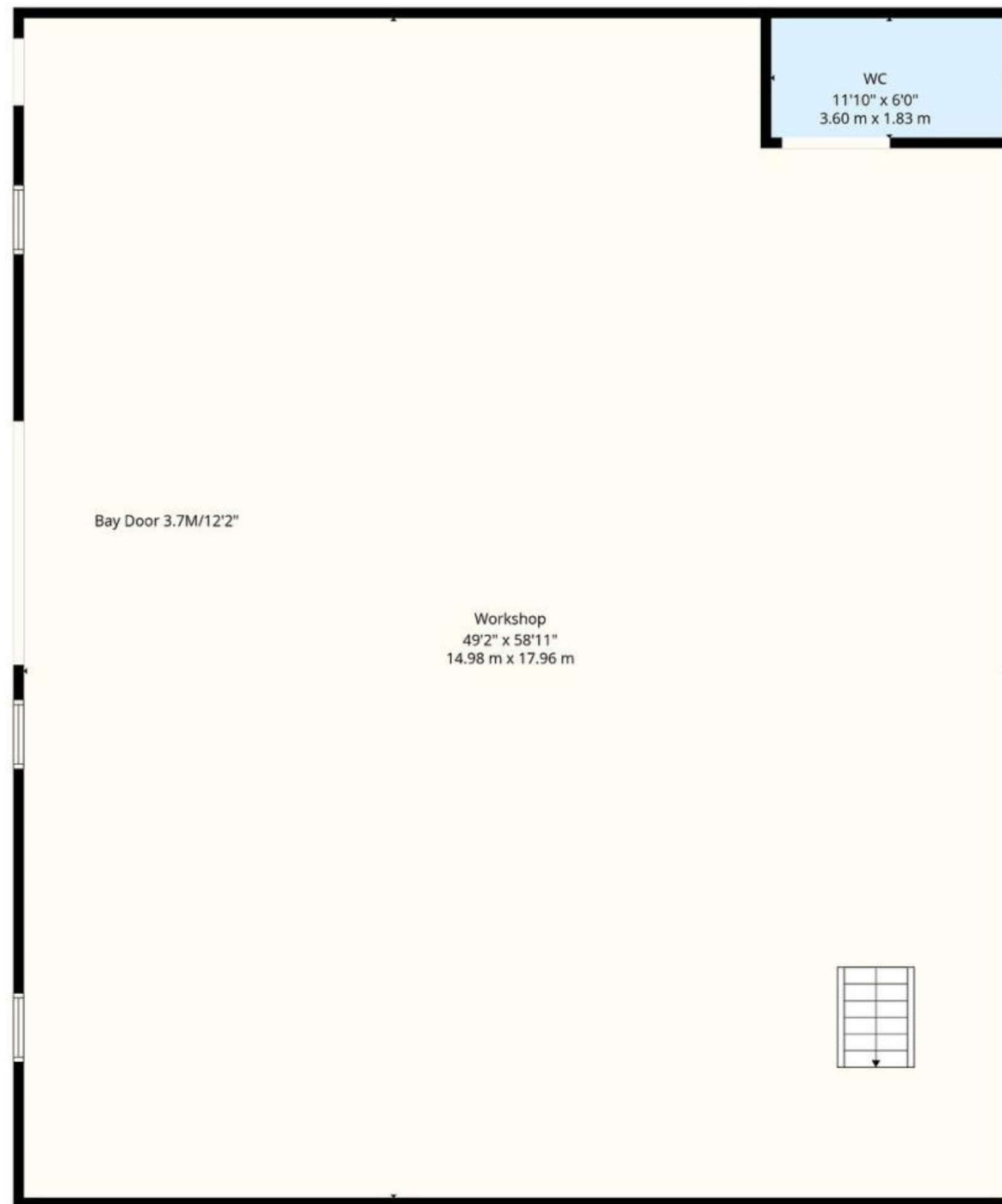
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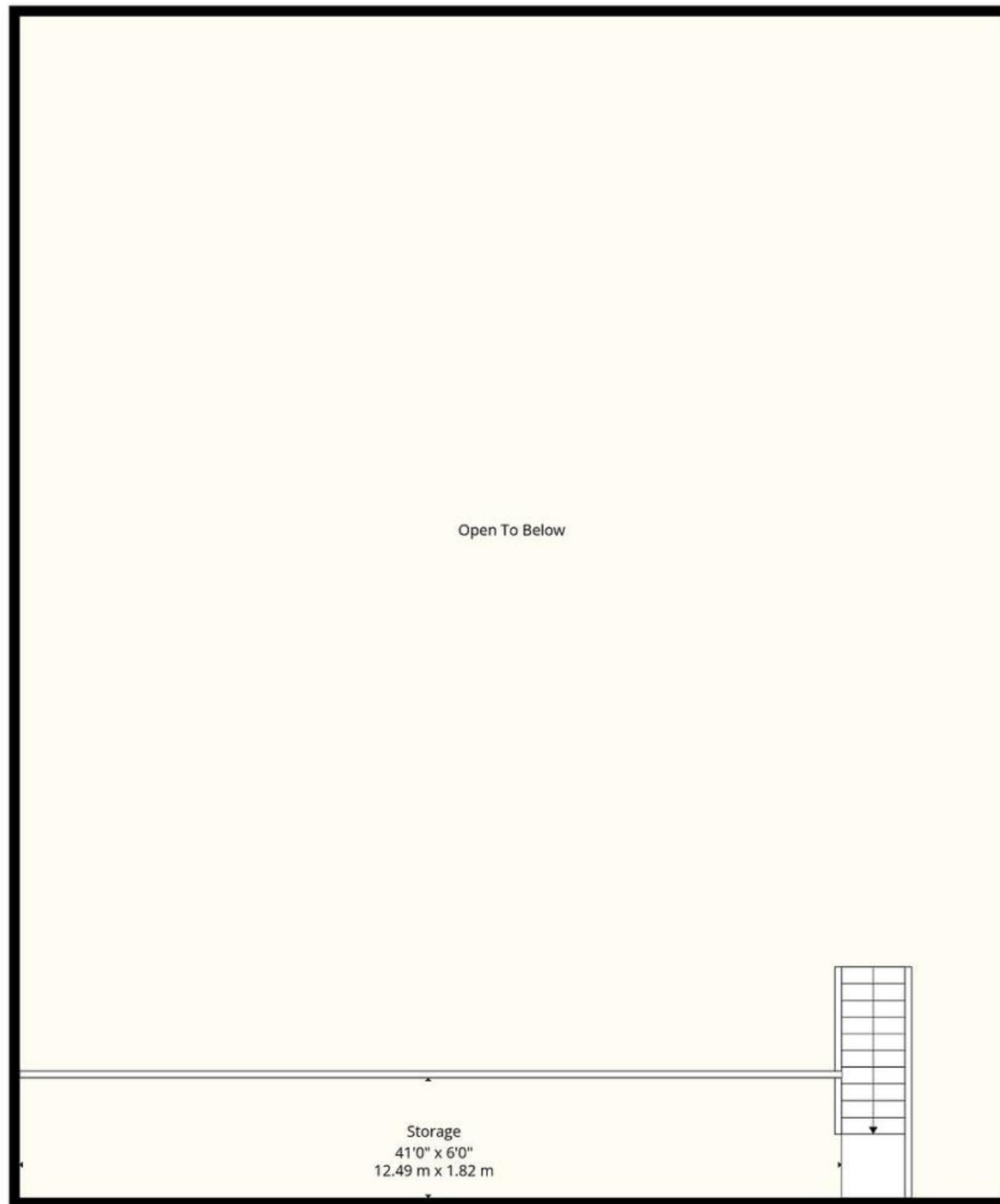
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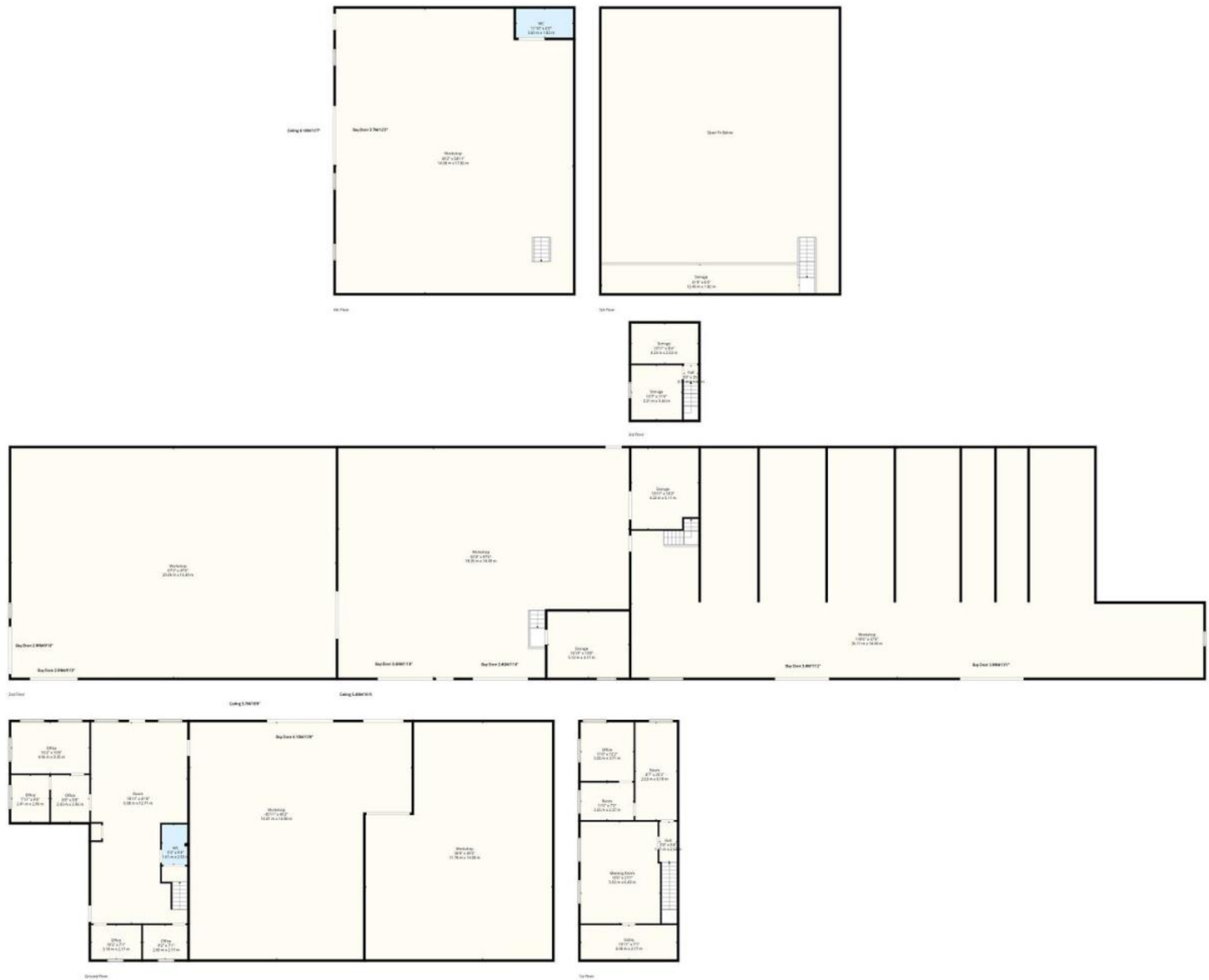
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