



16,000 SF BUSINESS COMMERCIAL BUILDING

**438 West Front Street W
Stirling-Rawdon**
Zoned BC - Business Commercial



← 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)



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

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Property Overview

Attention Entrepreneurs/Visionaries/Investors/Product Developers/Food Industry. The sky is the limit on this exceptional Business Commercial property in Stirling Rawdon. Located between Toronto and Ottawa, close to Highway 401. Former Food Grade Sprouting Facility/food grade washable walls...presently an Automated Industrial Facility.

General Building and Land

Building Size: 16,000 sq. ft.

Zoned: BC

Ceiling: 12 ft.

Roof: Steel

Roll Up Doors: 3, 10' x 10'

Features

- 3 separate entrances allowing for 3 separate retail operations with receiving access from the back
- 2 boardrooms, 3 lunchrooms, 6 washrooms
- Employee entrance, lunchroom, laundry, cloakroom
- Main entrance reception
- 16 parking spaces
- Plumbed pneumatic air drops x 12
- Fiber internet

Utilities

Heating:

Gas Forced Air Open, ceiling heaters installed 2021 x 3

Water: Municipal

Electricity: Triple phase electrical, 600 volts, 200 amps

Sale Price:

\$2,400,000

Annual Taxes 2024: \$21,391.35

- 10 hp screwdrive compressor, negotiable
- Possible leaseback: 8,000 - 10,000 sq. ft.

Community Contact

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Quinte Economic Development Commission

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Property Gallery



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