



## Commercial Industrial Building for Sale

For Sale

200 Stanley Street,  
City of Belleville

+/- 2,355 SF



### ← 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](http://QuinteDevelopment.com) or email  
Chris at [chris@quintedevelopment.com](mailto:chris@quintedevelopment.com)

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## 200 Stanley Street, City of Belleville

**FOR SALE:** An outstanding opportunity for a small manufacturer, trades-based company or growing business seeking an affordable and highly functional commercial-industrial property. Well-configured space on a prominent corner lot just off Station Street. The building has been thoughtfully arranged to combine production, administration and staff facilities under one roof. This is a rare opportunity to acquire a compact, owner-occupied industrial building that provides the power, workspace, offices and specialized infrastructure needed to operate a business efficiently from day one. Buyers should independently confirm zoning, permitted uses, measurements and the suitability of the property for their intended operation.

### General Information

**Property Type:** Industrial

**Square Footage:** 2,355 sq. ft.

**Frontage:** 58 ft.

**Depth:** 91 ft., 11 in

**Zoning:** M1

**Ceiling Height:** 10 ft.

**Parking:** Ample

### Building Information

- Practical floor plan includes two administrative offices, a staff room with kitchenette, two washrooms and spacious, open-concept workshop
- Separate rear production area currently configured for spray finishing and includes industrial exhaust equipment and a heated drying room
- Durable concrete floors and industrial dust collection system
- Plumbing was previously updated and the roof was reportedly replaced in 2014

### Utilities

**Water:** Municipal

**Cooling:** Fully air conditioned

**Heating Type:** Natural gas forced air

**Electricity:** Three-phase , 550 amp

### Comments

- Suited to fabrication, light manufacturing, woodworking, sign production or a variety of other small industrial operations
- For purchasers seeking a complete turnkey opportunity, the existing Synergy Signs business may also be available for acquisition through a separate agreement including (2) Laser CNCs, CNC router, and various fabrication tools and equipment. The building is being offered as a valuable and versatile real estate opportunity in its own right.

**Asking Price: \$499,000**

**Annual Property Taxes: \$5,223.98**

### Community Contact

**Chris King, Chief Executive Officer**

**Quinte Economic Development Commission**

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### Property Contact

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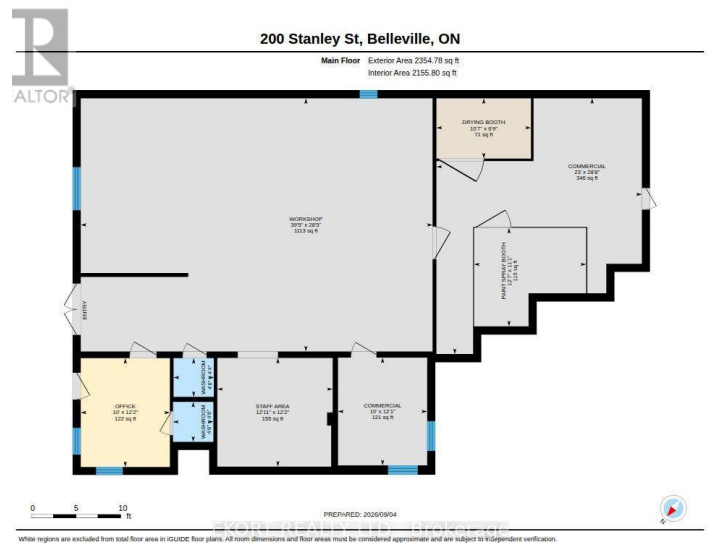


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## Property Gallery



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