

Land and Buildings For Sale

MLS

76 Mill Street, Baden, Ontario



PROPERTY SUMMARY

- ◆ 4,838 sq.ft. Metal Clad
- ◆ Eight Grain Elevators
- ◆ Spur Line

Asking Price:
\$595,000

Total Land Area: 2.13 acres

Current Zoning: Z-10

Property Taxes: \$16,000 / 2010

Contact Information:

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508 Riverbend Drive, Kitchener, ON N2K 3S2
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THE OPPORTUNITY

76 Mill Street consists of a 4,838 sq.ft. retail/office building with metal clad exterior and grain elevator with spur line access. Lot size 2.13 acres.

THE LOCATION

The subject property is located in the community of Baden which is situated in the Township of Wilmot, Ontario, west of Kitchener.

Baden has seen significant growth over the last 10 years, in 1995, the population was 1,500 and currently its population is 3,800 which is an increase of 150%. There is approximately 400 approved sites yet to be developed.

More specifically, the subject property is located at the south west corner of the intersection of Foundry Street and Charles Street. Development in the area is predominately commercial/residential in nature asides from the subject property.



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