

Land and Building

5 Shirley Avenue, Kitchener

For Sale

MLS



Property Overview

Well located building next to Wellington extension to Guelph.

Building is divisible.

Extra land in compounded area rear of site.

Tenant in part of the building willing to stay.

Property Details

BUILDING SIZE: 21,920 SF Main Floor
5,100 SF Lower Level

LOT SIZE: 2 Acres

PURCHASE PRICE: \$1,300,000

ZONING: M4

FEATURES: 3 docks
14' clear ceiling
5,100 SF Main Floor Office (approx)

Contact Information :

John Hoffman, Sales Representative
jhoffman@coldwellbankerpbr.com
Phone : 519-743-5211 ext 3040
Fax: 519-743-8009



**PETER BENNINGER
REALTY, BROKERAGE**

Independently Owned & Operated

www.coldwellbankerpbr.com/commercial

508 Riverbend Drive, Kitchener, ON N2K 3S2
519-743-5211

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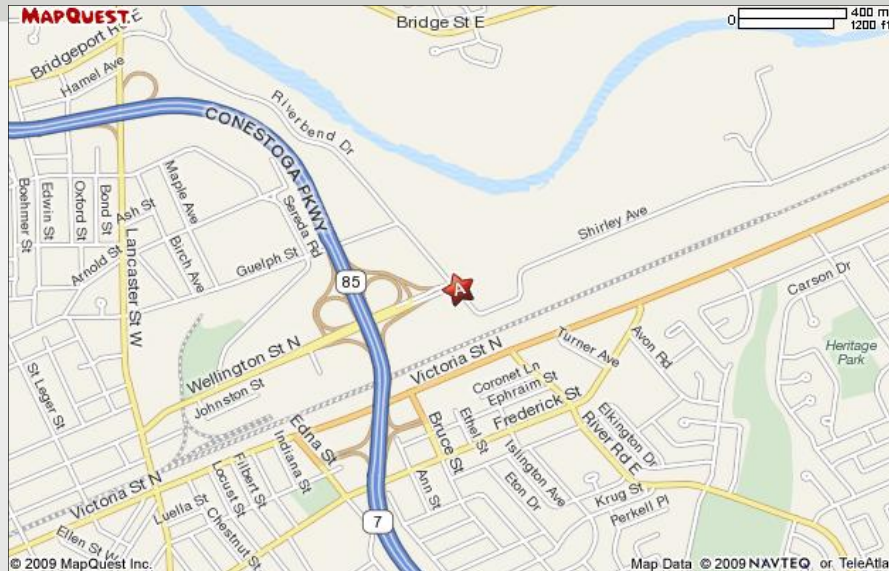
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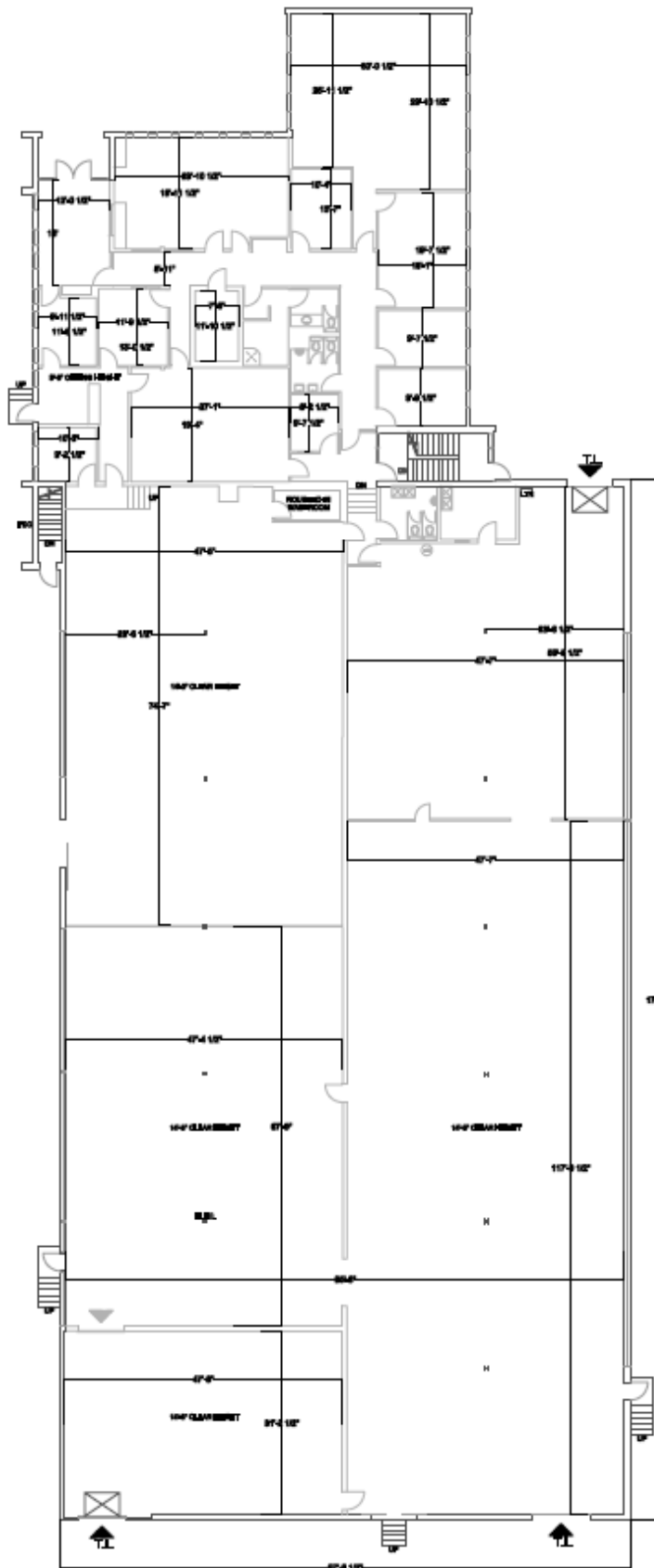


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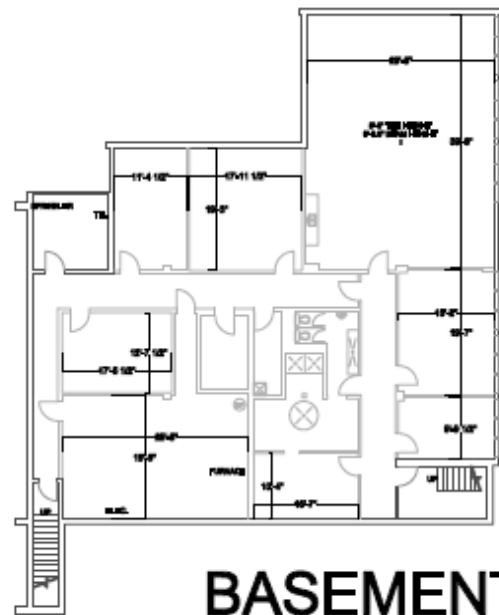
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MAIN FLOOR



BASEMENT

MAIN FLOOR OFFICE: 4,500 SF
MAIN FLOOR WAREHOUSE: 13,206 SF
MAIN FLOOR SUBTENANT: 4,747 SF

MAIN FLOOR: 22,453 SF

BASEMENT: 5,149 SF

BUILDING TOTAL: 27,602 SF

PREPARED BY:



TEL: (905) 628-1818
FAX: (905) 627-4154

LOCATION:

5 SHIRLEY AVENUE
KITCHENER, ONTARIO



PREPARED FOR:

JOHN HOFFMAN

DATE:

11 MAY 2010

FILE:

5Shirley.dwg

SCALE:

NTS

