

LAND & BUILDING FOR SALE

61

WOOLWICH STREET NORTH BRESLAU, ON.



**COLDWELL BANKER
COMMERCIAL**

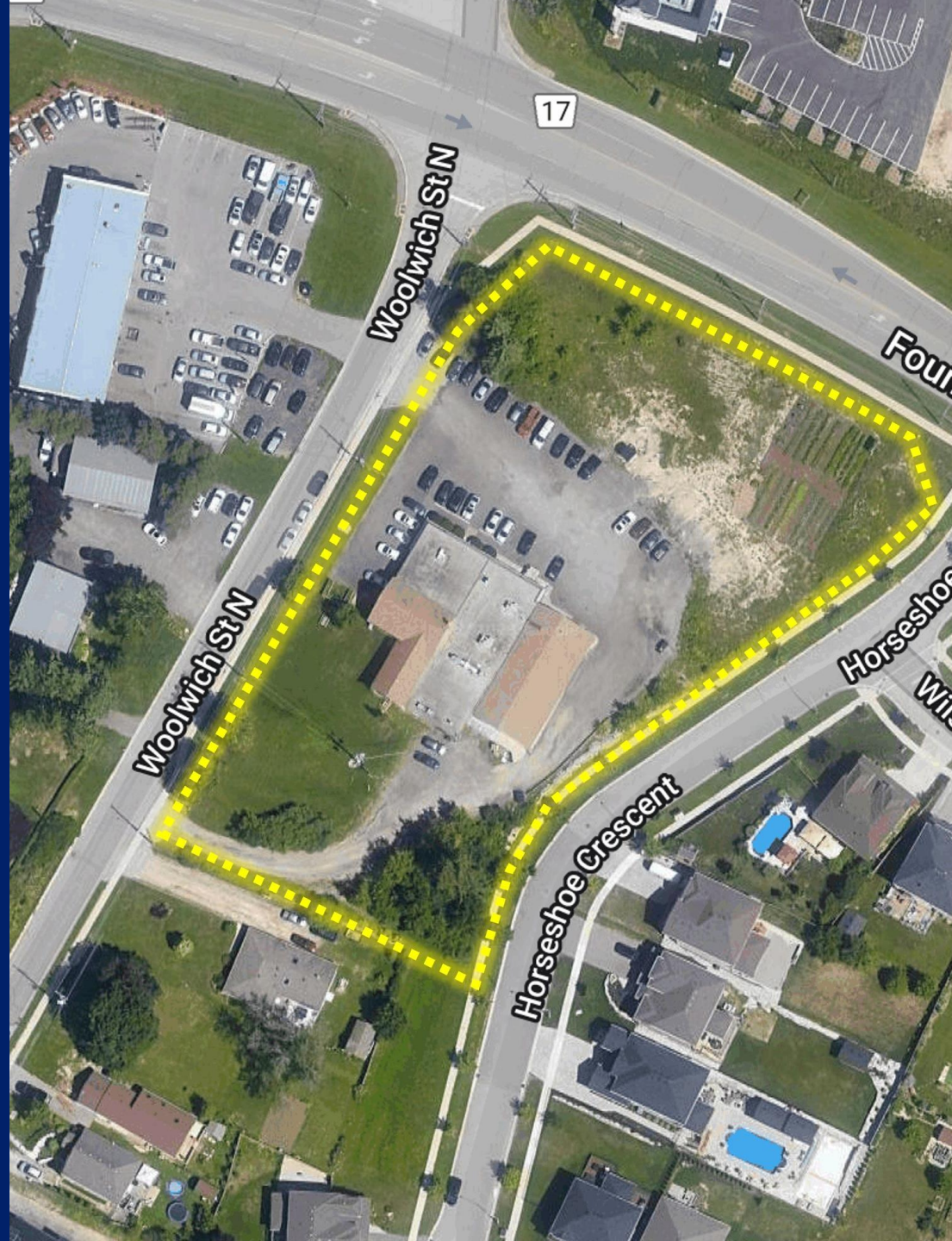
PETER BENNINGER
REALTY, BROKERAGE

JAMES BOUDREAU

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PROPERTY DETAILS | LAND & BUILDING

61 WOOLWICH STREET N.
BRESLAU, ON.



ASKING PRICE	\$4,300,000
PROPERTY TYPE	LAND & BUILDING
BUILDING SIZE	10,129 SQUARE FEET
LOT SIZE	2.108 ACRES 4 PARCELS
PROPERTY TAXES	\$17,363.58
ZONING	C-3 VIEW ZONING

PROPERTY DESCRIPTION

Office/industrial building on 2.108 acres for sale. Centrally located with excellent access to Kitchener, Waterloo, Guelph and Cambridge.

Current building of 10,129 sq. ft. (mix of office and industrial space with dock level loading). Building is currently tenanted.

Building and 1 acre is available for reduced price and subject to severance.

PROPERTY HIGHLIGHTS

- Corner Site
- High Traffic Area
- Highway Access
- Major Highway
- Visual Exposure

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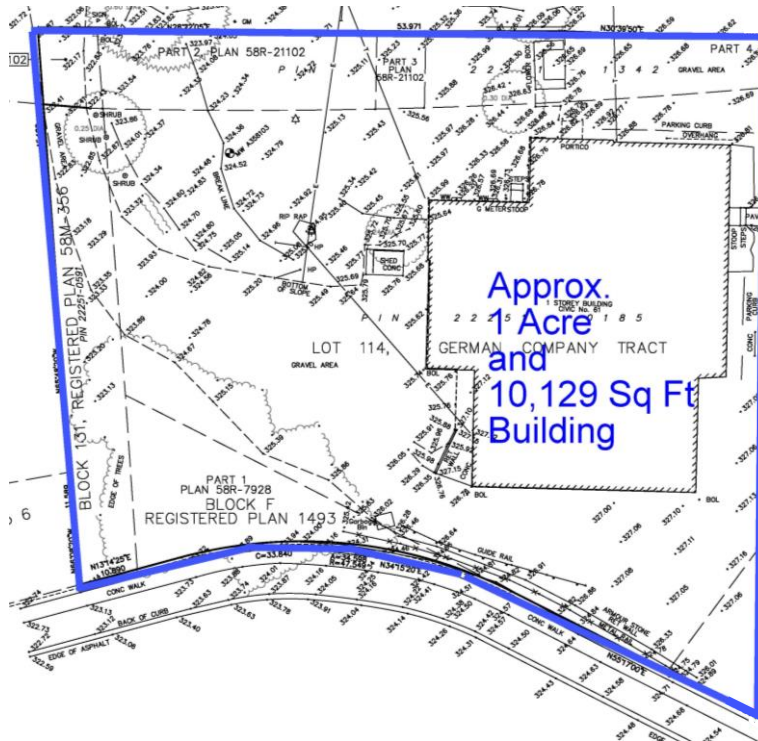


PARCEL NUMBER	PIN	LOT SIZE
PARCEL 1	222510185	1.019 ACRES
PARCEL 2	222510591	0.846 ACRES
PARCEL 3	222510590	0.072 ACRES
PARCEL 4	222511342	0.171 ACRES

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PROPERTY DETAILS | BUILDING WITH 1 ACRE

61 WOOLWICH STREET N.
BRESLAU, ON.



ASKING PRICE	\$2,750,000
PROPERTY TYPE	LAND & BUILDING
BUILDING SIZE	10,129 SQUARE FEET
LOT SIZE	1 ACRE
PROPERTY TAXES	TBD
ZONING	C-3 VIEW ZONING

PROPERTY DESCRIPTION

Office/industrial building on 1 acre (subject to severance)

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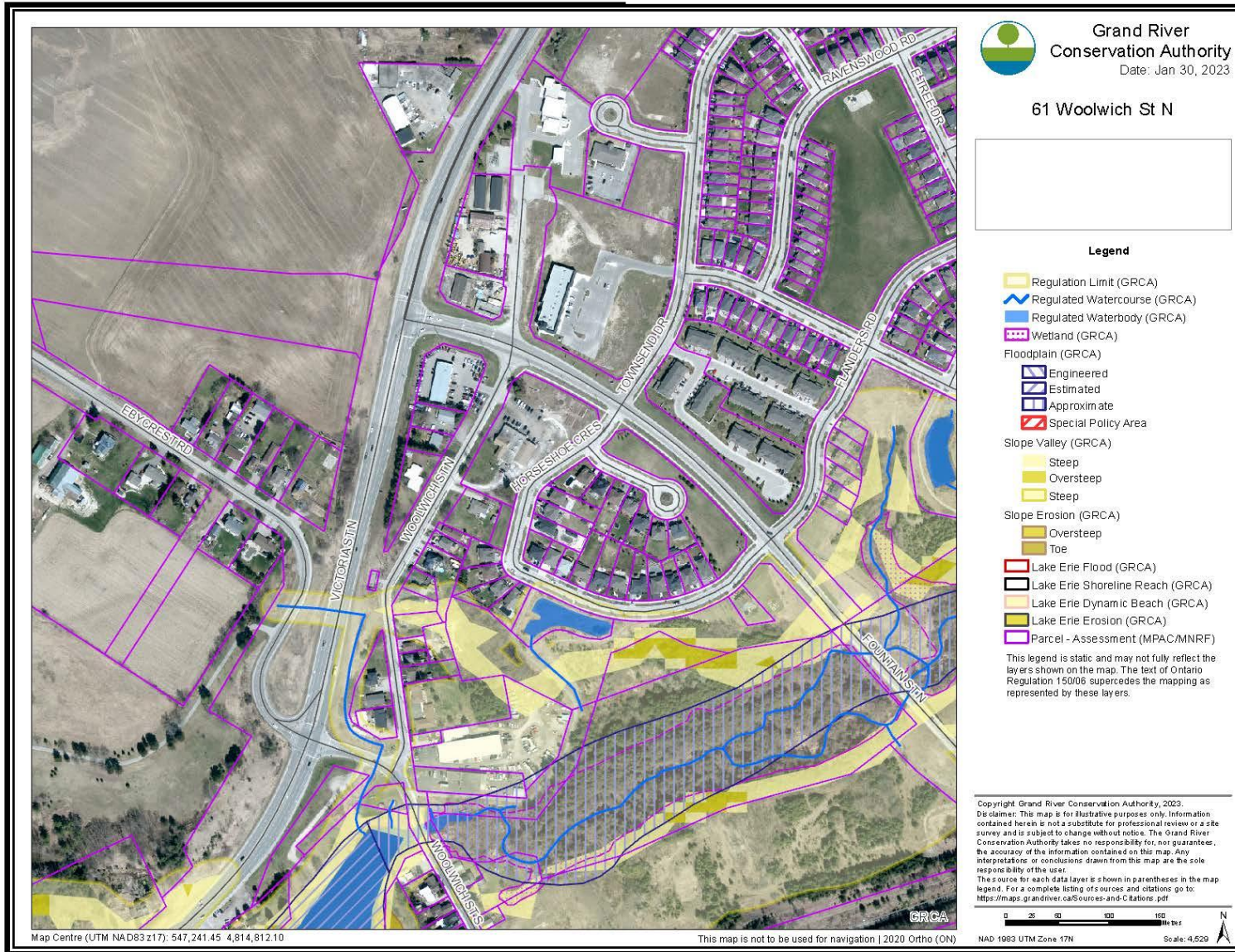
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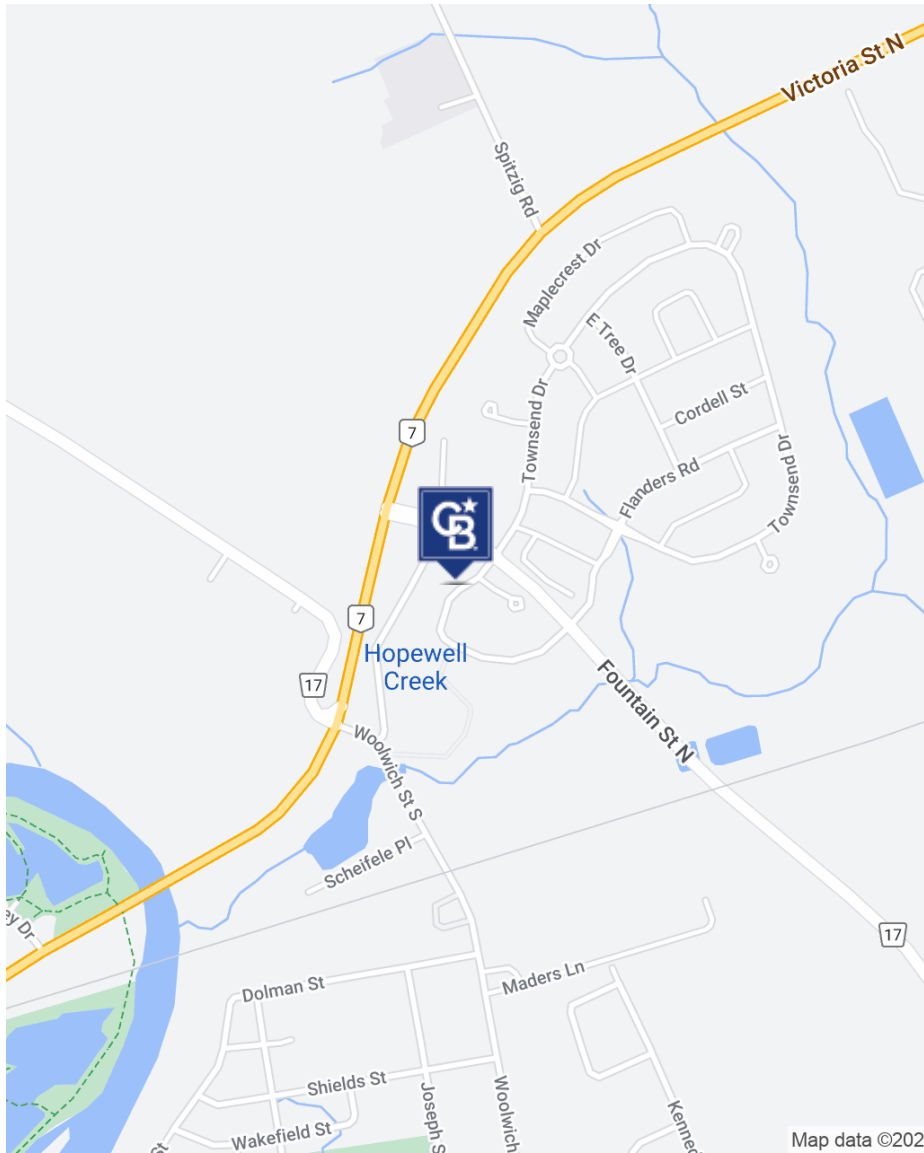
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LOCATION MAP

61 WOOLWICH STREET N.
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PROPERTY PHOTOS

61 WOOLWICH STREET N.
BRESLAU, ON.





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