

Rural Commercial Complex for Sale

2906 South Grimsby Road #8, West Lincoln, Ontario

Approximately 20 minutes from Stoney Creek and the QEW



701 Main Street West, Suite 101
Hamilton, Ontario L8S 1A2

905.529.5900



Features

- 35,950 sq ft total (2 buildings) on approximately 5.25 acres
- Main building (office/repair) is approximately 19,750 sq ft
- Secondary building (warehouse) is approximately 16,200 sq ft
- Recent renovations and upgrades
- Ample parking
- Separate entrance for trucks

Rural Commercial Complex for Sale

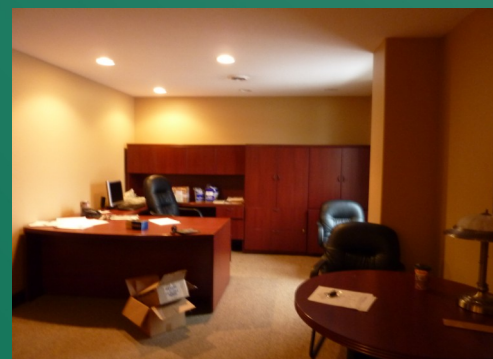
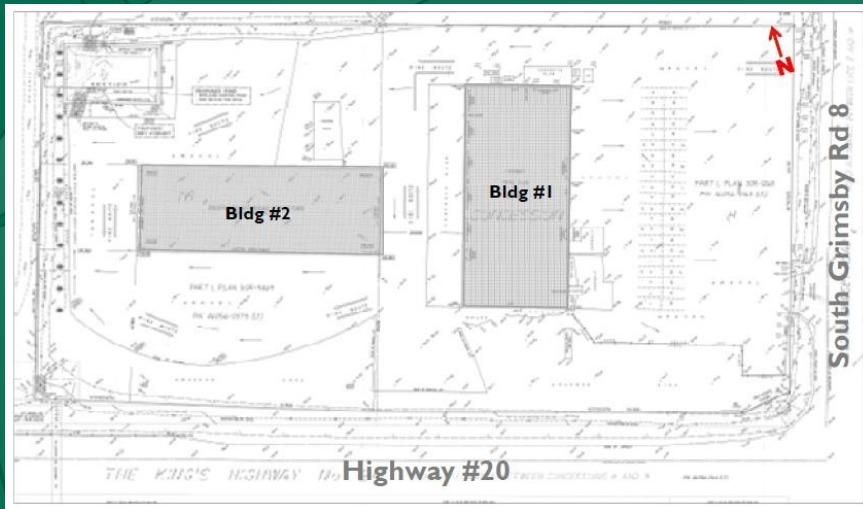
2906 South Grimsby Road #8, West Lincoln, Ontario

Approximately 20 minutes from Stoney Creek and the QEW



701 Main Street West, Suite 101
Hamilton, Ontario L8S 1A2

905.529.5900



Property Information

SPACE AVAILABLE: 35,950 square feet - 2 buildings (Main building 19,750 sq ft, secondary building 16,200 sq ft)

LOT SIZE: 5.25. acres (640.89' x 375')

NEW ASKING PRICE: \$1,350,000.00

PROPERTY TAXES: \$36,234.00 (2010)

LOADING: 5 grade level doors

CEILING HEIGHT: 16'

ELECTRICAL: 3-Phase power

ZONING: RC-249

FEATURES:

- Located approximately 20 minutes from Stoney Creek and the QEW
- Recent renovations and upgrades
- Ample parking
- Separate entrance for trucks
- Exterior signage

The information contained herein is provided by the building owner or their agents or representatives and although such information has been obtained from sources considered to be reliable, Blair Blanchard Stapleton Limited makes no representation or warranty as to the accuracy or completeness thereof. The information contained herein is subject to change without notice.

Contact Us

Gary Stapleton

Broker

Tel: 905.529.5900 Ext. 227

Email: stapleton@bbsrealty.com

Drew Blair

Broker of Record

Tel: 905.529.5900 Ext. 225

Email: blaird@bbsrealty.com

www.bbsrealty.com