

OFFICE/WAREHOUSE BUILDING INVESTMENT OPPORTUNITY



121

CARDEVCO
ROAD

CARP
ONTARIO

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PROPERTY OVERVIEW

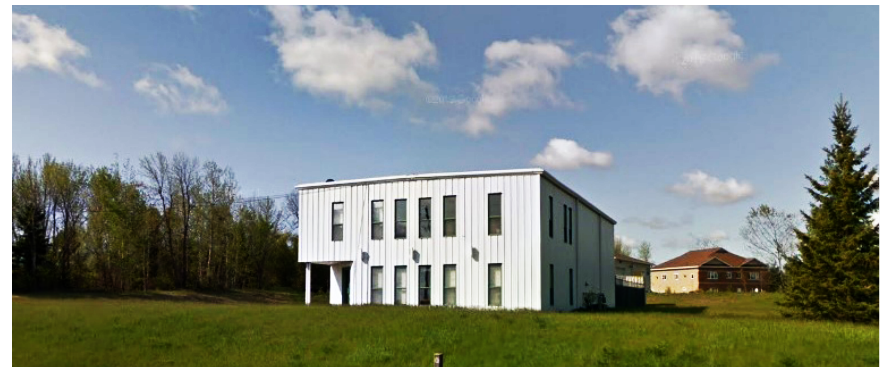
121 Cardevco is a great opportunity for any business searching for a permanent location with the possibility of expansion and growth. Ideally located on the corner of Cardevco Road and Wescar Lane for maximum roadside exposure. With less than 3 km from highway 417, there is easy access to transportation for both customers and employees.

The building consists of 4,800 SF with 3,200 SF of office space over two levels and 1,600 SF of warehouse space. The warehouse features one 14' by 12' grade level loading door and 18' clear height. This steel frame building has plenty of potential for expansion on just over 1.3 acre lot. The property also comes with an outdoor fenced storage area.

The zoning for the property is Rural General 4 which permits uses such as storage yard, warehouse, light industrial and many more.

KEY HIGHLIGHTS

- › Steel frame building allows for easy expansion
- › High ceilings in warehouse and fenced in yard
- › Less than 3 km to highway 417
- › Rural General 4 zoning which permits a variety of uses
- › Offering boasts excess land



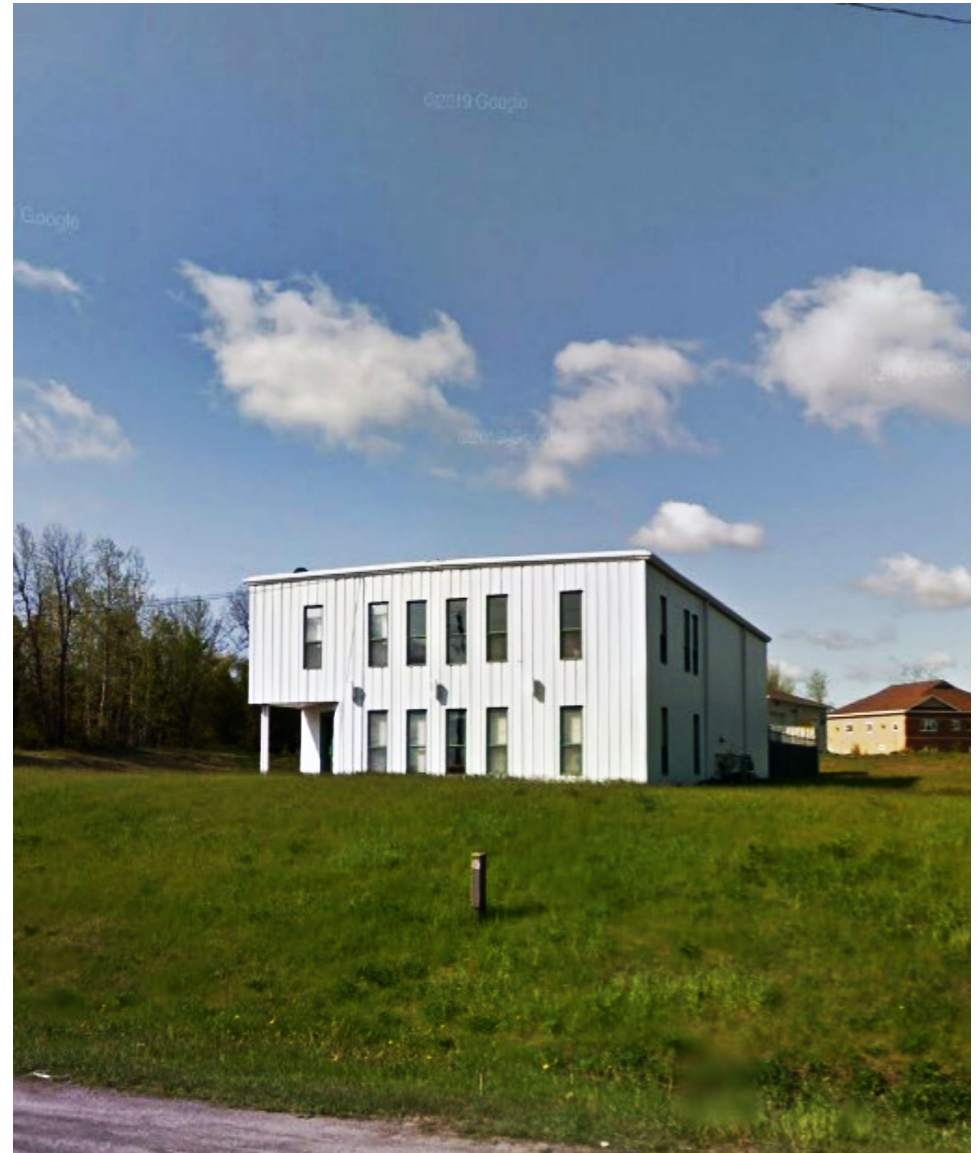
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CARDEVCO AVENUE

SALIENT FACTS

MUNICIPAL ADDRESS	121 Cardevco Avenue
GROSS BUILDING AREA	4,800 SF
SITE AREA	1.3 acres
STOREYS	2
LOADING	Grade level loading
PARKING	Paved/Gravel, on-site parking
ZONING	RG4 - Rural General Industrial Zone

ASKING PRICE: \$1,400,000



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