

\$4,800,000 - 25 Campbell Street, Brantford

MLS® #40707309

\$4,800,000

0 Bedroom, 0.00 Bathroom, 46,600 sqft

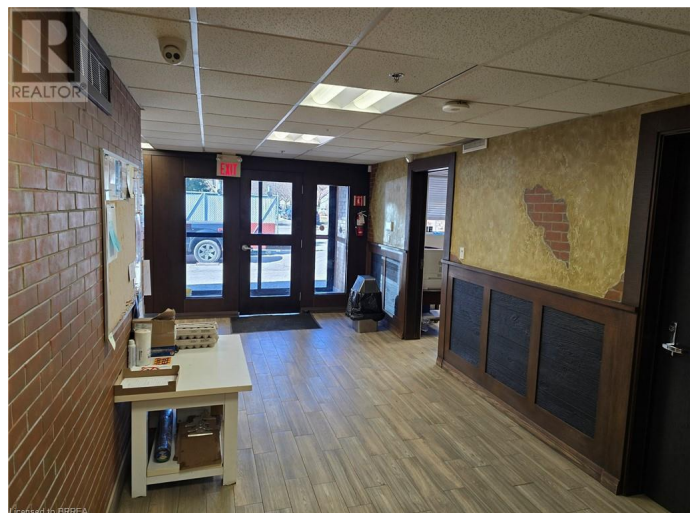
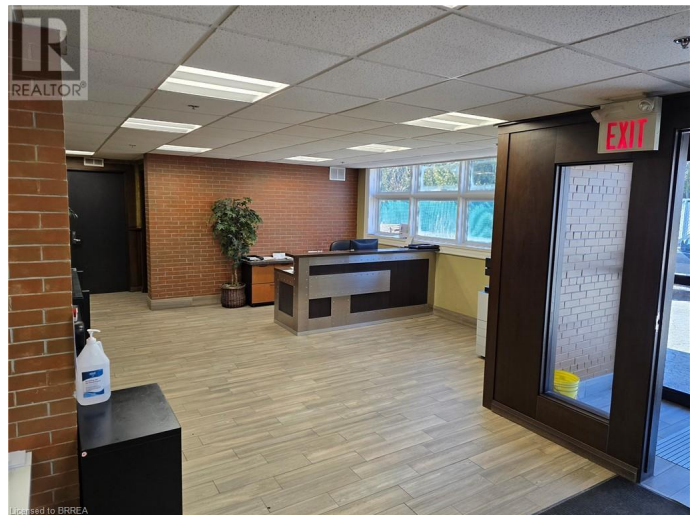
Industrial on 2.56 Acres

2045 - East Ward, Brantford, Ontario

This commercial property offers 46,600 sq/ft of space on a 2.5-acre lot. The main warehouse is 30,000 sq/ft with ceiling heights from 15 to 23 feet, six 14 x 14 garage doors, and space for up to three loading bays. A 5,800 sq/ft shop within the high bay is currently used for truck servicing, complete with a service pit and a wash bay. The warehouse has a sprinkler system but no heating. The 8,000 sq/ft storage unit area includes 51 units with gas heating and sprinklers but no garage doors. A smaller 2,000 sq/ft high bay section has a 12 x 11 garage door, gas heating, and sprinklers. A separate 3,000 sq/ft leased space includes an office, a bathroom, a 12 x 12 garage door, and gas heating with sprinklers. The property also includes 3,600 sq/ft of office space with gas heating, air conditioning, five offices, two bathrooms, a boardroom, and a kitchen. Recent upgrades include new concrete floors in select areas, a new roof, and an electrical system with 600 volts and 200 amps, with room for expansion. There is also potential to develop an additional 3,600 sq/ft of office space, all within M2 zoning. (id:6289)

Essential Information

Listing #	40707309
Price	\$4,800,000
Bathrooms	0.00
Square Footage	46,600



Acres	2.56
Type	Industrial
Sub-Type	Freehold

Community Information

Address	25 Campbell Street
Subdivision	2045 - East Ward
City	Brantford
Province	Ontario
Postal Code	N3R1X8

Interior

# of Stories	1
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Listing Details

Listing Office	Re/Max Twin City Realty Inc.
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