

\$4,400,000 - 95 Rankin Street, Waterloo

MLS® #40745433

\$4,400,000

0 Bedroom, 0.00 Bathroom, 14,005 sqft
Industrial on 0.98 Acres

118 - Colonial Acres/East Bridge, Waterloo, Ontario

Located on .98 of an acre in Waterloo's most sought-after industrial park, this fully equipped 14,005 sq ft standalone building is ready for your manufacturing operations or a well maintained clean building to add to your investment portfolio. An interior and exterior facelift was completed in 2014, including landscaping, roof, HVAC, asphalt parking area along with accessible parking and a ramp. Step inside to discover 14-foot ceiling heights, perfect for a variety of operations, while the drive-in and dock leveler 12 ft by 12 ft bay doors provide seamless logistics and accessibility, including an automatic door opener. Significant recent upgrades enhance the space, making it move-in ready for your business needs. The new addition, built in 2014, features its own separate 600-volt hydro service, heating/AC, epoxy floors, and a steel roof. The original 8,580 sq ft building, constructed in 1988, includes another 600-volt hydro service, AC from 2014, a roof updated in 2014, and numerous maintenance upgrades. Zoned E3-27â€”one of Waterlooâ€™s most robust industrial designationsâ€”the property offers rare allowances, including outdoor storage containers, a major advantage for growing or equipment-heavy businesses. Whether you're an owner-operator, investor, or looking for a strategically located industrial hub, this property delivers location, zoning, and versatility all in one. (id:6289)



Built in 1988

Essential Information

Listing #	40745433
Price	\$4,400,000
Bathrooms	0.00
Square Footage	14,005
Acres	0.98
Year Built	1988
Type	Industrial
Sub-Type	Freehold

Community Information

Address	95 Rankin Street
Subdivision	118 - Colonial Acres/East Bridge
City	Waterloo
Province	Ontario
Postal Code	N2V1W2

Amenities

Amenities	Public Transit
Utilities	Electricity, Natural Gas, Telephone
Features	Paved driveway
Parking Spaces	19

Interior

# of Stories	1
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Exterior

Exterior	Brick, Metal
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX SOLID GOLD REALTY (II) LTD.
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