

\$3,995,000 - 1876 Huron Road, Kitchener

MLS® #40760063

\$3,995,000

0 Bedroom, 0.00 Bathroom, 14,235 sqft
Industrial on 4.17 Acres

336 - Trussler, Kitchener, Ontario

INVESTMENT OPPORTUNITY. Discover an exceptional opportunity to own a prime property on 4.17 acres, ideally situated with excellent road exposure. This sale includes the building and land only—the current businesses are not included in the sale price, but the owners business may be purchased separately if desired, offering flexibility for investors or owner-operators. Currently home to a mix of agricultural services and storage tenants, this property generates strong rental income with potential for increased revenue based on market rents. Featuring a versatile mix of office space, retail showroom, warehouse areas, workshop, and expansive outdoor storage/parking, it is well-suited for a wide range of uses. Highlights include: multiple buildings with flexible layouts for office, showroom, and warehouse use. Significant yard space for equipment, vehicle, or material storage. Strong tenant mix with projected rental income potential over \$17,000/month. Ideal for investors seeking a high-yield property or businesses looking for expansion space. (id:6289)



Essential Information

Listing #	40760063
Price	\$3,995,000
Bathrooms	0.00
Square Footage	14,235

Acres	4.17
Type	Industrial
Sub-Type	Freehold

Community Information

Address	1876 Huron Road
Subdivision	336 - Trussler
City	Kitchener
Province	Ontario
Postal Code	N2R1R6

Amenities

Utilities	Electricity
Parking	Detached Garage
# of Garages	1

Interior

# of Stories	1
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Exterior

Exterior	Aluminum siding, Concrete, Wood
Construction	Concrete block, Concrete Walls, Wood frame
Foundation	Block

Listing Details

Listing Office	RE/MAX TWIN CITY FAISAL SUSIWALA REALTY
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