

\$3,500,000 - 2963 Line 34, Perth

MLS® #40766046

\$3,500,000

0 Bedroom, 0.00 Bathroom, 1,147 sqft
Industrial on 2.00 Acres

22 - Stratford, Perth, Ontario

Prime free-standing auto recycling and auto repair business on over 3 acres in Stratford, Ontario – available as a turnkey operation or a blank canvas for your next development project. This versatile property offers Industrial/Manufacturing/Warehouse potential, conveniently located near downtown Stratford with access from two road allowances (Highway 34/Stratford Road and Forest Road). Existing structures include a 3-bedroom 1-Bath residential home, 47' x 17' office, 60' x 16' storage building, 35' x 31' shop, and a 2-part 66' x 32' barn. The business is supported by a drilled well and oil separator system that has kept the land clean, with a Phase One Environmental completed in recent years. With over 3 acres of adaptable space, this site is well-suited for automotive services, sales, manufacturing, or redevelopment. Stratford's rapid growth, combined with proximity to Kitchener, London, and Brantford, makes this an excellent opportunity for owner-users or investors seeking a high-exposure property with long-term value. Book your private tour today. (id:6289)



Essential Information

Listings #	40766046
Price	\$3,500,000
Bathrooms	0.00
Square Footage	1,147

Acres	2.00
Type	Industrial
Sub-Type	Freehold

Community Information

Address	2963 Line 34
Subdivision	22 - Stratford
City	Perth
Province	Ontario
Postal Code	N5A6S5

Amenities

Amenities	Public Transit, Schools
-----------	-------------------------

Interior

# of Stories	1
--------------	---

Listing Details

Listing Office	RE/MAX Escarpment Golfi Realty Inc.
----------------	-------------------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 29th, 2025 at 11:31am EDT