

\$599,000 - 2407 County Road 46 Road, Elizabethtown-Kitley

MLS® #X12037747

\$599,000

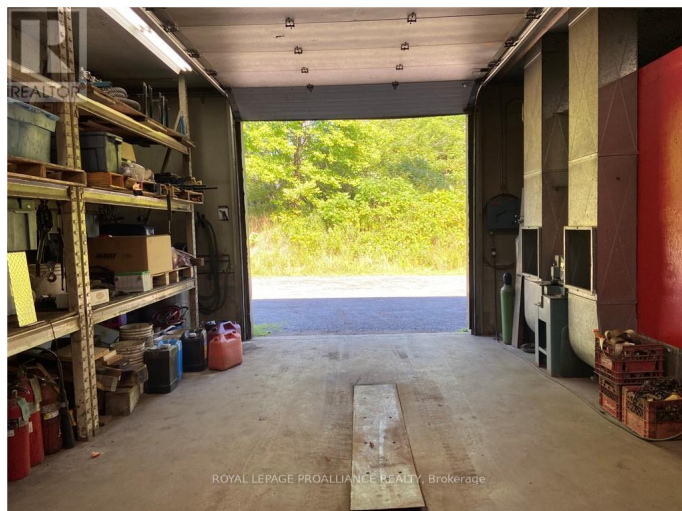
0 Bedroom, 0.00 Bathroom, 4,000 sqft
Industrial on 0.00 Acres

811 - Elizabethtown Kitley (Old Kitley) Twp,
Elizabethtown-Kitley, Ontario

This property offers two modern buildings, on 1.4 acre lot, with drilled well & septic system, accessed by paved public road, minutes from 401 exit & City of Brockville. The 4,000 sq ft building with steel roof dates from 1989 & has been used as an automotive repair shop. All interior walls can be removed. Cement flooring. Divided into front office, 2 piece washroom, power room (3 phase power) engine assembly room, tear down room, machine shop & welding dyno shop with 10 ft overhead door, 11 ft ceiling height throughout. Fully insulated & using NEWMAC wood/oil furnace (approx 9 yrs old, new oil tank 2025), with a window A/C unit in the clean room. The adjacent steel Quonset building is 60' x 40' with 14' high x 12' wide overhead door & a man door. Natural light, cement floor. Land & Buildings for sale, any equipment in place to be negotiated separately. Clean Phase 2 Environmental Study in 2024. Current Zoning: Standard Industrial, properties not specifically identified by other Industrial Property Codes. (id:6289)

Essential Information

Listing #	X12037747
Price	\$599,000
Bathrooms	0.00



Square Footage	4,000
Acres	0.00
Type	Industrial

Community Information

Address	2407 County Road 46 Road
Subdivision	811 - Elizabethtown Kitley (Old Kitley) Twp
City	Elizabethtown-Kitley
Province	Ontario
Postal Code	K6V5T3

Amenities

Amenities	Highway
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Interior

Heating	Oil Forced air
Cooling	Partially air conditioned

Exterior

Lot Description	Bldg=102.2 x 350 FT
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Listing Details

Listing Office	ROYAL LEPAGE PROALLIANCE REALTY
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Listing information last updated on October 14th, 2025 at 5:31am EDT