

\$2,999,000 - 2724 Laurier Street, Clarence-Rockland

MLS® #X12070753

\$2,999,000

0 Bedroom, 0.00 Bathroom, 10,791 sqft

Industrial on 0.75 Acres

606 - Town of Rockland, Clarence-Rockland, Ontario

Great for any industrial use, RV, truck, auto sales and service, or retail. Situated next to Home Hardware on the main retail street in Rockland. Currently operating as an RV repair shop and sales centre. Vacant possession available, or can be purchased with a quality tenant in place for an investor. The building features 3 large bays each with drive-in and drive-out 14 feet high roll-up doors. A total of 10,791 square feet inclusive of the ground floor area (10,196 sf) and mezzanine (595 sf). Ground floor has a reception office with air conditioning, three bays, and interior offices. Plenty of power with 400 amp 600 volt service distributed to sub-panels in each bay. Two suspended forced-air gas heaters in each bay. Access to highway 174. Proximity to other major retail and automotive dealers. Rare opportunity to acquire a facility designed for large vehicles. Ceiling height is 15'6" clear. Sizeable lot with ample parking. A phase 2 environmental report concludes the site is within the ministry of environment's acceptable standards. Lovely view of the Ottawa river as the property sits above highway 174. Building was constructed in 1998 and expanded in 2000 and 2007. Very clean and well-kept. (id:6289)



Essential Information

Listing #

X12070753

Price	\$2,999,000
Bathrooms	0.00
Square Footage	10,791
Acres	0.75
Type	Industrial

Community Information

Address	2724 Laurier Street
Subdivision	606 - Town of Rockland
City	Clarence-Rockland
Province	Ontario
Postal Code	K4K1A2

Amenities

Amenities	Highway
Features	Irregular lot size

Interior

Heating	Natural gas Other
Cooling	Partially air conditioned

Listing Details

Listing Office ROYAL LEPAGE INTEGRITY REALTY



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