

\$ - 2724 Laurier Street, Clarence-Rockland

MLS® #X12070761

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0 Bedroom, 1.00 Bathroom, 10,791 sqft
Industrial on 0.08 Acres

606 - Town of Rockland, Clarence-Rockland,
Ontario

Great for any industrial use, RV, truck, auto sales and service, or retail. Unit 1 is 5,160 sf. Unit 2 is 3,343 sf and Unit 3 is 2,056 sf. Each unit can be rented separately, or together. The building is also for sale and can be provided vacant or with a quality tenant in place for an investor. Each bay has a drive-in and drive-out 14-foot-high roll-up doors. The entire building is 10,791 (floor area 10,196 sf and a mezzanine 595 sf. Strategically located next to Home Hardware on the main retail street in Rockland. Vacant possession available on short notice. This property is also for sale and can be provided vacant or with a quality tenant in place for an investor. There is one bathroom that would be shared between tenants. The building has plenty of power with 400 amp 600 volt service distributed to sub-panels in each bay. There are 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. It's a sizeable 0.75 acre lot with ample parking. A phase 2 environmental report concludes the site is within the ministry of environment's acceptable standards. Enjoy a lovely view of the Ottawa river as the property sits above highway 174. Originally constructed in 1998 and expanded in 2000 and 2007. Very clean and well-kept. Rent is \$24 psf/year plus proportionate share of building operating costs and utilities. (id:6289)



Essential Information

Listing #	X12070761
Bathrooms	1.00
Square Footage	10,791
Acres	0.08
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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Listing information last updated on October 19th, 2025 at 10:46am EDT