

# \$1,700,000 - 142 Kendall Street, Point Edward

MLS® #X12230151

**\$1,700,000**

0 Bedroom, 2.00 Bathroom, 12,000 sqft

Industrial on 0.00 Acres

Point Edward, Point Edward, Ontario

THIS TWO STOREY, PRIME COMMERCIAL/ INDUSTRIAL BLOCK BUILDING LOCATED IN PT.EDWARD, ONT.S INDUSTRIAL DISTRICT WITH (M2-1) ZONING BOASTS APPROX 12,000 SQ FT & IS A WONDERFUL INVESTMENT OPPORTUNITY TO OWN FOR INVESTORS OR END USER TO SHOWCASE & HOUSE THEIR INDUSTRIAL BUSINESS. LOCATED PERFECTLY, WITH CLOSE PROXIMITY TO THE BLUEWATER BRIDGES (US BORDER), HWY 402 ACCESS, ST. CLAIR RIVERFRONT OF SARNIAS DOWNTOWN BUSINESS CORRIDOR & CHEMICAL VALLEY. LOCATED ON OVER A 1/2 ACRE LOT WITH MODERN, MULTIPLE UPDATED OFFICE SPACES & WASHROOM FACILITIES. HIGH CEILINGS SOAR WITH MAX HEIGHT OF 28 FT WITH A MAIN & UPPER LEVEL & SPACIOUS WAREHOUSE SPACE WITH 2 OVERHEAD DOORS (1-10 & 12 & 1-10 X 10). THE GATED BACKYARD LAY DOWN AREA IS PERFECT TO STORE EQUIPMENT, TRUCKS & OUTDOOR STORAGE. SPACIOUS DESIGNATED ON-SITE PARKING IS AN IDEAL ASSET TO PROVIDING GRADE LEVEL ENTRY. THERE IS AN ADDED SOLAR INCOME ACCOMPANIED WITH THE BUILDING. CURRENTLY BEING TENANTED WITH ADDITIONAL RENTAL GROWTH POTENTIAL FOR ADDED INCOME. MAKE THIS UNIQUE BUILDING WITH A WONDERFUL LOCATION A MUST SEE FOR YOUR COMPANY OR PORTFOLIO TODAY!



Essential Information

|                |             |
|----------------|-------------|
| Listing #      | X12230151   |
| Price          | \$1,700,000 |
| Bathrooms      | 2.00        |
| Square Footage | 12,000      |
| Acres          | 0.00        |
| Type           | Industrial  |

Community Information

|             |                    |
|-------------|--------------------|
| Address     | 142 Kendall Street |
| Subdivision | Point Edward       |
| City        | Point Edward       |
| Province    | Ontario            |
| Postal Code | N7V4G5             |

Interior

|         |                        |
|---------|------------------------|
| Heating | Natural gas Forced air |
| Cooling | Fully air conditioned  |

Exterior

|                 |                    |
|-----------------|--------------------|
| Lot Description | 100.25 x 280.56 FT |
|-----------------|--------------------|

Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | RE/MAX METROPOLIS REALTY |
|----------------|--------------------------|



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