

\$799,000 - 74 14th Avenue, Hanover

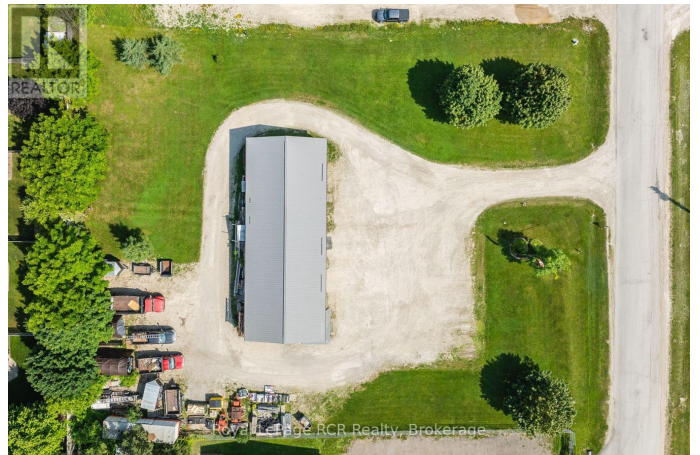
MLS® #X12268760

\$799,000

0 Bedroom, 1.00 Bathroom, 3,132 sqft
Industrial on 0.00 Acres

Hanover, Hanover, Ontario

Well-located in Hanover's industrial park, this excellent commercial property offers over 3,100 square feet of versatile space. Constructed in 1999 with an addition in 2003, this building features three loading doors with 12-foot clearance, a 10-foot side door, and a rear dock door with 7-foot clearance -ideal for deliveries and industrial use. The layout includes entry, office space with a washroom and in-floor heating, plus two spacious units with 13-foot ceilings. The remainder of the building is heated by natural gas. A floor hoist is included in the sale, adding value for automotive or mechanical applications. The property sits on over an acre, providing ample parking, a truck bed for storage and a large backyard. A reliable tenant currently occupies the larger section with an entryway, office, washroom and three loading dock doors-tenant is willing to stay. The owners currently are using the smaller section with a front loading dock door, man door and rear dock door. The building is connected to municipal water and sewer services; however, a drilled well supplies water to the lawn sprinkler system. (id:6289)



Essential Information

Listing #	X12268760
Price	\$799,000
Bathrooms	1.00

Square Footage	3,132
Acres	0.00
Type	Industrial

Community Information

Address	74 14th Avenue
Subdivision	Hanover
City	Hanover
Province	Ontario
Postal Code	N4N3V9

Amenities

Parking Spaces	20
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Interior

Heating	Radiant heat
Cooling	None

Exterior

Lot Description	193 x 231 FT
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Listing Details

Listing Office	Royal LePage RCR Realty
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