

# \$2,000 - 3826 Highway 43 Highway W, Drummond/north Elmsley

MLS® #X12279746

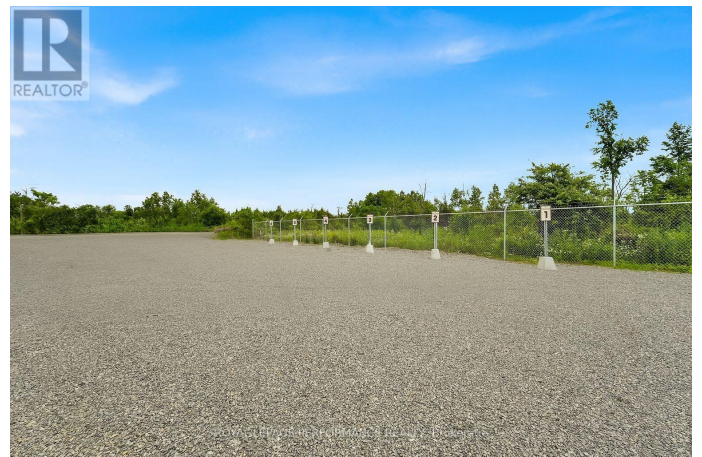
**\$2,000**

0 Bedroom, 1.00 Bathroom, 4,200 sqft  
Industrial on 6.75 Acres

903 - Drummond/North Elmsley (North Elmsley) Twp, Drummond/north Elmsley, Ontario

HIGHWAY COMMERCIAL 4,200sqft  
QUONSET-STYLE WAREHOUSE + 5 outdoor parking pads for \$2,000/month plus HST (semi gross). Centrally located in Eastern Ontario at 3826 Lanark County Rd 43, Smiths Falls.

Located on busy Hwy 43 15 mins from Perth, 20 mins Merrickville, 25 mins from Carleton Place, 35 mins Kemptville, 40 mins Kanata (Canadian Tire Centre), 45 mins Brockville, 60 mins Kingston. Approx 4,550 footprint: 2,300 sq ft concrete floor main level (7.2 ft ceiling height under mezzanine; open bay peaks at 27 ft ceiling height) + 1,900 sq ft 2nd level (stair and ramp access). Highway Commercial zoning suits contractor shop/yard, e-commerce/micro fulfilment or courier depot, warehouse & distribution, RV/boat/vehicle storage, self storage pods, wholesale showroom, custom workshops, repair service shop, building supply or equipment sales/rental, light assembly or fabrication. 10 x 10 ft drive in overhead door, new 200 amp underground electrical service. Five pads for trucks, vehicles, sea-cans, RVs, inventory or equipment INCLUDED in the rent, with additional yard space available if needed. Secure compound with full fencing, keypad-activated, automatic gate, video cameras, LED lighting. 10 x 10 ft insulated office with heat delivered 90 days. Available



immediately. Semi gross lease: tenant pays hydro and ~\$300/month facilities fee covering snow, yard & site services; all other costs included. No water service. Lease term 1- to 3-years. Need more space? 13x 13 ft workshops and larger RV/boat/truck/equipment stalls also on site. All areas & dimensions approx. (id:6289)

## Essential Information

|                |            |
|----------------|------------|
| Listing #      | X12279746  |
| Price          | \$2,000    |
| Bathrooms      | 1.00       |
| Square Footage | 4,200      |
| Acres          | 6.75       |
| Type           | Industrial |

## Community Information

|             |                                                  |
|-------------|--------------------------------------------------|
| Address     | 3826 Highway 43 Highway W                        |
| Subdivision | 903 - Drummond/North Elmsley (North Elmsley) Twp |
| City        | Drummond/north Elmsley                           |
| Province    | Ontario                                          |
| Postal Code | K7A4S4                                           |

## Amenities

|                |         |
|----------------|---------|
| Amenities      | Highway |
| Features       | Rail    |
| Parking Spaces | 5       |

## Interior

|         |         |
|---------|---------|
| Heating | No heat |
| Cooling | None    |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | ROYAL LEPAGE PERFORMANCE REALTY |
|----------------|---------------------------------|



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Listing information last updated on November 3rd, 2025 at 4:31am EST