

\$5,300,000 - 120 Tollgate Street W, Cornwall

MLS® #X12338982

\$5,300,000

0 Bedroom, 0.00 Bathroom, 18,500 sqft

Office on 3.61 Acres

717 - Cornwall, Cornwall, Ontario

Prime Office Investment in Cornwall 18,500 sq. ft. Freestanding Building Welcome to 120 Tollgate Rd W, Cornwall, a rare opportunity to acquire a freestanding commercial office building in one of the city's most visible and accessible locations. Set on 3.6 acres, this well-maintained property offers 18,500 sq. ft. of office space, fully sprinklered and equipped with modern systems. Currently tenant-occupied, it provides stable income and turnkey appeal for investors. With CH zoning, it offers excellent long-term flexibility. The building, approximately 40 years old, has been professionally maintained and sits on a large lot measuring 288.42 x 453.19 ft. It includes ample on-site parking with reserved and assigned spaces, municipal services, forced-air electric heating, sprinklers, and security features. Strategically located at Pitt Street and Tollgate Rd, the site offers excellent visibility, easy transit access, and proximity to Cornwalls downtown core and Highway 401. Surrounded by a mix of professional and commercial businesses, its an ideal long-term investment. This is a turnkey office property with proven income and strong growth potential in one of Eastern Ontarios most strategic commercial corridors. (id:6289)



Essential Information

Listing # X12338982

Price \$5,300,000

Bathrooms	0.00
Square Footage	18,500
Acres	3.61
Type	Office

Community Information

Address	120 Tollgate Street W
Subdivision	717 - Cornwall
City	Cornwall
Province	Ontario
Postal Code	K6J5M3

Amenities

Amenities	Public Transit
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Interior

Heating	Electric Forced air
Cooling	Fully air conditioned

Listing Details

Listing Office	CENTURY 21 SHIELD REALTY LTD.
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