

\$1,750,000 - 45 Industriel Street, Casselman

MLS® #X12387118

\$1,750,000

0 Bedroom, 4.00 Bathroom, 4,700 sqft
Industrial on 0.00 Acres

604 - Casselman, Casselman, Ontario

High end construction, 4,700 sq ft industrial building, of which 2000 sq ft were added in 2024. 700 sq ft office space. 6 individual Bays 13.3 ft interior ceiling height. 7 overhead doors of 14x12, one drive through bay. Corner fenced lot of 205 by 86, including 12 public parking spaces. Building equipped with Nat-gas Generac, breaker panels, commercial grade auto garage door openers, space heaters in Bay 4-6, wash basins. Rough in for Security/cameras in individual bays. 4 bathrooms + 1 rough in. Paving scheduled for 2025. Bay 1-3 presently leased to until 2029, office has separate forced air furnace and Central A/C. Call agent for details. On file: Survey, building plans, Phase 1 environmental 2019. Ideal for owner occupied, mostly new construction, great income! (id:6289)



Essential Information

Listing #	X12387118
Price	\$1,750,000
Bathrooms	4.00
Square Footage	4,700
Acres	0.00
Type	Industrial

Community Information

Address	45 Industriel Street
Subdivision	604 - Casselman

City	Casselman
Province	Ontario
Postal Code	K0A1M0

Amenities

Amenities	Highway
Parking Spaces	12

Interior

Appliances	Garage door opener, Water Heater
Cooling	Partially air conditioned

Exterior

Lot Description	Bldg=107.94 x 206.63 Acre
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Listing Details

Listing Office	ROYAL LEPAGE PERFORMANCE REALTY
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Listing information last updated on October 31st, 2025 at 12:32am EDT