

\$5,450,000 - 4741 County Rd 45 Road, Hamilton Township (baltimore)

MLS® #X12436520

\$5,450,000

0 Bedroom, 0.00 Bathroom, 6 sqft

Industrial on 6.10 Acres

Baltimore, Hamilton Township (baltimore),
Ontario

Welcome to Baltimore Industrial Park, a dynamic 6.1-acre industrial property just 3 minutes north of Hwy 401 on the edge of Cobourg. Well-maintained and thoughtfully updated, the site includes 8 solid buildings with 19 units, each generating reliable income. A secure fenced compound adds versatility for storage or operations, while the property's scale leaves plenty of room for future expansion - more units mean more revenue. With municipal services in place and a Phase I environmental assessment complete (no Phase II required), this opportunity is ready to go. Adding even more value, a 10,000 sq. ft. factory/office space is currently VACANT - ideal for an owner-occupier or additional rental income, while the property remains profitable even without it. As a bonus, the seller is open to holding a mortgage, creating flexibility for buyers. Whether you're expanding your portfolio, building for the future, or seeking space for your own business, this property offers a rare chance to grow in one of Northumberland's most strategic industrial locations. (id:6289)



Essential Information

Listing # X12436520

Price \$5,450,000

Bathrooms	0.00
Square Footage	6
Acres	6.10
Type	Industrial

Community Information

Address	4741 County Rd 45 Road
Subdivision	Baltimore
City	Hamilton Township (baltimore)
Province	Ontario
Postal Code	K0K1C0

Amenities

Amenities	Highway
Features	Irregular lot size

Interior

Heating	Natural gas Forced air
Cooling	Partially air conditioned

Listing Details

Listing Office	ROYAL LEPAGE PROALLIANCE REALTY
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