

\$3,100,000 - 116 - 705 Cotton Mill Street, Cornwall (cornwall)

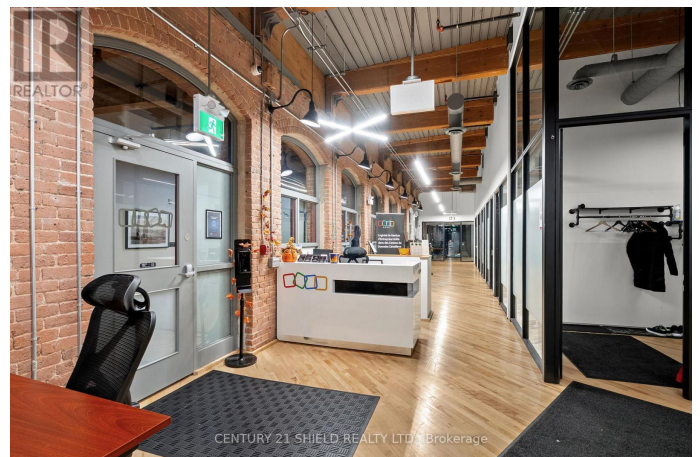
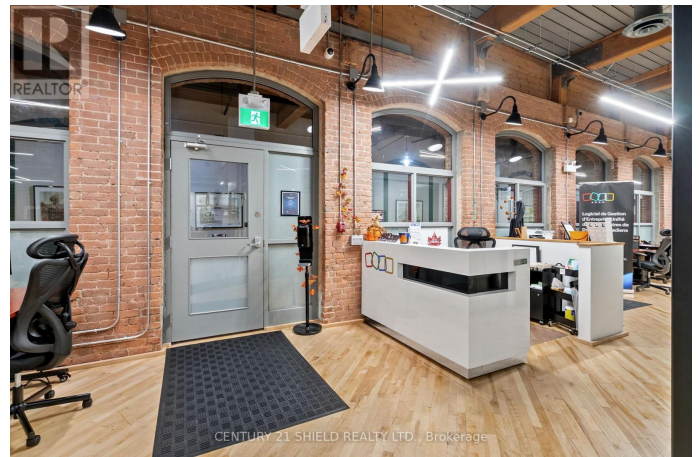
MLS® #X12483343

\$3,100,000

0 Bedroom, 2.00 Bathroom, 7,400 sqft
Office

717 - Cornwall, Cornwall (cornwall), Ontario

Welcome to 705 Cotton Mill Street, Unit 116 - an exceptionally rare 7,400 sq ft executive office offering in the historic Cotton Mill District overlooking the St. Lawrence River. This stunning industrial-chic commercial space features expansive bright windows, exposed brick walls, original timber beams and soaring ceiling heights, creating a sophisticated, modern and highly professional atmosphere. Currently occupied under a fully net lease by a single long-term tenant, the floor plan consists of multiple self-contained private offices, a prominent open-concept reception/showroom area, a large fully equipped kitchen and staff lounge, boardroom-capable zones, and generous storage or flex space. The unit is presently configured as five combined suites seamlessly utilized as one - offering exceptional flexibility for an owner-operator or investor. A future purchaser could easily reconfigure or subdivide the premises to operate their own business in one section while leasing the remainder to additional professional tenants for supplemental income. The building is home to an elite roster of established businesses including medical, dental, legal, media, chiropractic and wellness professionals, reinforcing its reputation as one of Cornwall's most prestigious commercial addresses. With direct water views, high visibility, ample parking, and the character only the Cotton Mill district can offer, this



opportunity delivers the ideal fusion of heritage charm, modern infrastructure, and long-term investment upside in one of the city's most desirable and sought-after professional environments. (id:6289)

Essential Information

Listing #	X12483343
Price	\$3,100,000
Bathrooms	2.00
Square Footage	7,400
Type	Office

Community Information

Address	116 - 705 Cotton Mill Street
Subdivision	717 - Cornwall
City	Cornwall (cornwall)
Province	Ontario
Postal Code	K6H7K7

Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

Listing Details

Listing Office CENTURY 21 SHIELD REALTY LTD.



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