

\$799,999 - 71 Talbot Road North, Essex

MLS® #25023071

\$799,999

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

N/A, Essex, Ontario

RARE BUILDING in thriving Essex!
Introducing a fully updated, open concept commercial property in the heart of down town. This 3,500sqft building w/high ceiling schedules, rear ground level loading area, lower storage and a generous CD2.2 zoning provides an excellent opportunity for a vast majority of end users. Some of the updates include: 2 HVAC, torch-down roof, electrical, plumbing, LED commercial lighting throughout, flooring, drywall, paint and more! Capitalize on the oversized **FREE** municipal parking out back and the high daily traffic counts. Essex hasn't seen a better value when comparing size, updates, location and price! Need more sqft? The **ADJACENT LOT** is also **AVAILABLE** for sale adding approx. 4,100sqft (7,600sqft combined) + an outdoor west facing patio area. Contact L/S for full details on this unique opportunity! (id:6289)

Essential Information

Listing #	25023071
Price	\$799,999
Bathrooms	0.00
Acres	0.00
Type	Industrial
Sub-Type	Freehold

Community Information

Address 71 Talbot Road North



Subdivision	N/A
City	Essex
Province	Ontario
Postal Code	N8M1A1

Amenities

Features	Corner Site, Visual exposure
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Interior

Heating	Natural gas Forced air
Cooling	Air Conditioned

Exterior

Lot Description	36.12 X 100 FT
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Listing Details

Listing Office	KELLER WILLIAMS LIFESTYLES REALTY
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