

\$5,395,000 - 250 Pinebush Road, Cambridge

MLS® #40624092

\$5,395,000

0 Bedroom, 0.00 Bathroom, 13,055 sqft
Industrial on 2.16 Acres

40 - Centennial, Cambridge, Ontario

This is an incredibly rare opportunity to own a property fronting on Hwy 401, one of the busiest highways in North America. With annual daily traffic counts of 118,100 in 2019, this property offers unparalleled visibility, effectively serving as your own billboard with thousands of vehicles passing by each day. Additionally, the property has excellent exposure on Pinebush Road, which provides access to both the eastbound & westbound ramps of Hwy 401. Located in the Lovell Industrial Park, this 13,055 SF building comprises 11,780 SF of industrial space and 1,275 SF of office space, along with additional mezzanine storage and 14 ft ceilings. The property spans 2.1 acres, including approximately 1 acre of extra land, and is zoned M1, permitting a wide range of uses. The Seller is prepared to offer a vendor take-back mortgage and the current operating business is relocating. The building features ample power, 2 large drive-in doors and can be divided into 2 units, allowing the buyer to occupy one part while leasing out the other. This is also a fantastic chance for developers looking to construct a new multi-tenant industrial building. The Seller has also been approached about signing a leasing contract with a billboard advertising company providing rental income for years to come. (id:6289)



Essential Information

Listing #	40624092
Price	\$5,395,000
Bathrooms	0.00
Square Footage	13,055
Acres	2.16
Type	Industrial
Sub-Type	Freehold

Community Information

Address	250 Pinebush Road
Subdivision	40 - Centennial
City	Cambridge
Province	Ontario
Postal Code	N1T1Z6

Amenities

Amenities	Public Transit
Utilities	Electricity, Natural Gas, Telephone
Features	Visual exposure, Paved driveway

Interior

# of Stories	1
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Exterior

Exterior	Concrete, Steel
Construction	Concrete block, Concrete Walls
Foundation	Poured Concrete

Listing Details

Listing Office	COLDWELL BANKER PETER BENNINGER REALTY
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