

\$1,148,800 - 44 - 86 Ringwood Drive, Whitchurch-Stouffville (stouffville)

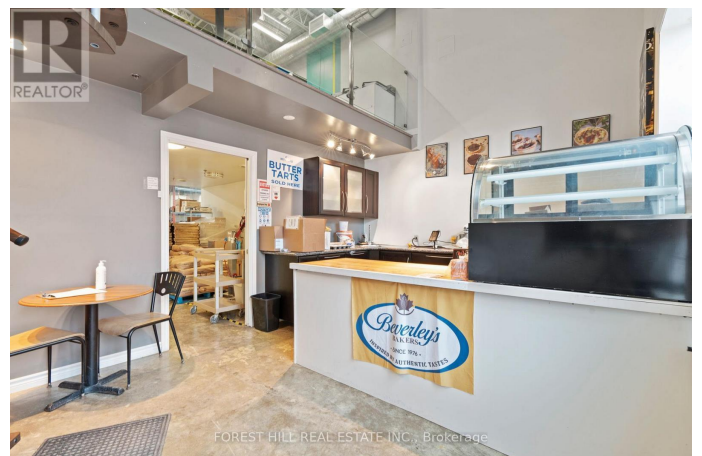
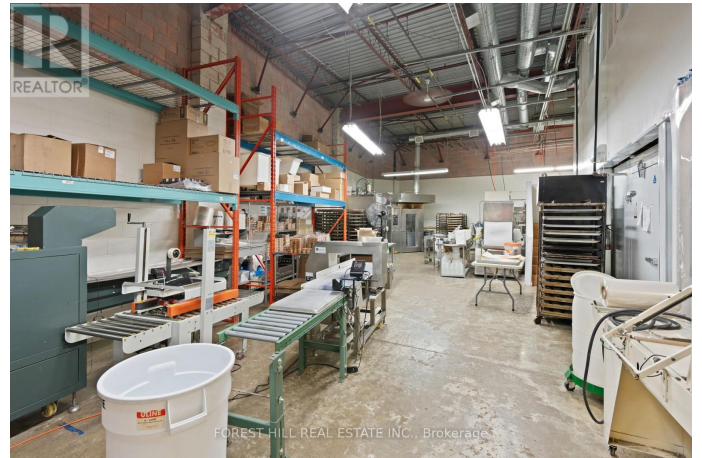
MLS® #N12427317

\$1,148,800

0 Bedroom, 3.00 Bathroom, 3,061 sqft
Industrial

Stouffville, Whitchurch-Stouffville (stouffville),
Ontario

Incredible Opportunity In The Heart Of Stouffville's Booming Business District. One Of The Largest Units In The Complex, This Property Offers 3,061 Sq. Ft. Of Usable Space (2,389 Sq. Ft. On The Main Level Plus 672 Sq. Ft. Mezzanine Office) Along With Access To A 350 Sq. Ft. Shared Loading Dock. The Versatile Layout Features 3 Bathrooms, A Private Boardroom, Open Concept Office Space, And An Employee Lounge/Lunch Room Complete With A Kitchenette. Currently Operating As A Well-Established Bakery, The Space Is Clean, Well-Maintained, And Turnkey, Making It Ideal For A Wide Range Of Businesses. Zoned Industrial EPB With A Variety Of Permitted Uses, It Presents A Phenomenal Opportunity For Both End Users And Investors. This Property Is Currently Tenanted And Generating A Net Income Of Approximately \$62,221.00 Annually (About A 5.7% Cap Rate), With Vacant Possession Available After January 1, 2026. Over \$150,000 In Recent Upgrades, Low Maintenance Fees, Two Dedicated Parking Spots, Ample Visitor Parking, And Excellent Proximity To Major Highways Make This An Opportunity You Wont Want To Miss. (id:6289)



Essential Information

Listing #	N12427317
Price	\$1,148,800
Bathrooms	3.00
Square Footage	3,061
Type	Industrial

Community Information

Address	44 - 86 Ringwood Drive
Subdivision	Stouffville
City	Whitchurch-Stouffville (stouffville)
Province	Ontario
Postal Code	L4A1C3

Amenities

Amenities	Highway, Public Transit
Parking Spaces	2

Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

Listing Details

Listing Office	FOREST HILL REAL ESTATE INC.
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Listing information last updated on October 26th, 2025 at 6:16am PDT