

\$1,749,900 - 299 Industrial Boulevard, North Glengarry

MLS® #X12072258

\$1,749,900

0 Bedroom, 0.00 Bathroom, 9,120 sqft

Industrial on 0.00 Acres

719 - Alexandria, North Glengarry, Ontario

9,120 SQFT Income or Owner-User Opportunity This well-maintained newly built industrial building presents a rare opportunity for investors or owner-operators seeking a versatile and income-generating asset in the heart of Alexandria's industrial district. Offering a total of 9,120 square feet, the property is currently configured into two separate functional units, allowing for multi-tenant use or the ability to occupy one side while leasing the other. Each unit includes dedicated office space and a loft area, providing additional storage or workspace options. The building boasts an impressive 27-foot ceiling height in the warehouse space, ideal for accommodating industrial racking, machinery, or specialized equipment. Two 14.5-foot overhead garage doors allow for efficient loading, unloading, and easy access for large commercial vehicles. Strategically located in a well-established industrial corridor, this property provides excellent connectivity to regional transportation routes, making it a desirable location for logistics, warehousing, light manufacturing, or service-based businesses. The flexibility of the layout, combined with the buildings structural integrity and clear span interior, makes it suitable for a wide range of commercial applications. Whether you're an investor looking for strong rental potential or a business owner in need of a professional, scalable space, 299 Industrial Blvd offers both functionality and long-term value in a growing economic area. (id:6289)



Essential Information

Listing #	X12072258
Price	\$1,749,900
Bathrooms	0.00
Square Footage	9,120
Acres	0.00
Type	Industrial

Community Information

Address	299 Industrial Boulevard
Subdivision	719 - Alexandria
City	North Glengarry
Province	Ontario
Postal Code	K0C1A0

Interior

Heating	Radiant heat
Cooling	Fully air conditioned

Exterior

Lot Description	200 x 316.86 FT
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Listing Details

Listing Office	EXP REALTY
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