

\$879,000 - 410 Pitt Street S, Cornwall

MLS® #X12225353

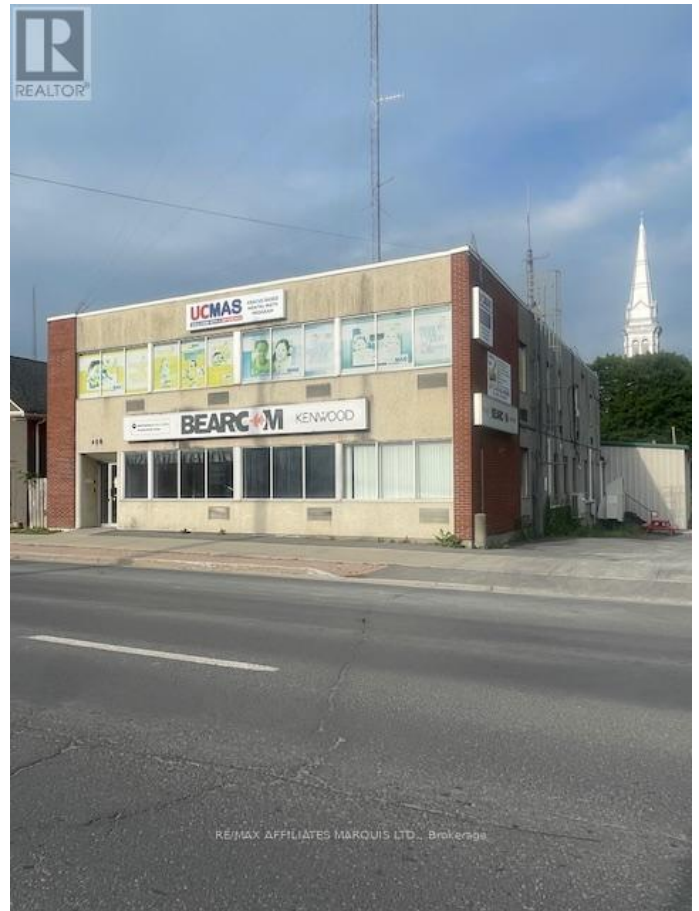
\$879,000

0 Bedroom, 4.00 Bathroom, 8,600 sqft

Office on 0.00 Acres

717 - Cornwall, Cornwall, Ontario

The subject property consists of a 0,39 acre parcel of serviced land, with approximately 98 ft. of frontage on the west side of Pitt St. by a depth of approximately 177.7 ft of depth. The lot is slightly irregular in shape. There is a graveled parking lot with some 17 parking spaces beside the building. The site is fully serviced with municipal water and sanitary sewer, electrical, communications and other typical services. Surface drainage on the lot is to the West. It is not known if that drainage is connected to the City storm water drainage system. No environmental issues were identified, and the assumption is the site is environmentally clean. The site has been improved with a two-story office building having approximately 3,725 sq ft of area on the first floor and approximately 3,525 on the second floor. In addition to the main building there is an attached commercial two bay 1,376 sq ft metal garage located behind the office building. The main building is complete with two, two piece washrooms on each floor. It is understood that a new fully ducted HVAC system was installed several years ago replacing individual units that are now blocked off. The hydro service is assumed to be approximately a 400 amp, three phase, 600 volt electrical service with separate pony panels located in various parts of the building. It is understood the roof on the main building was replaced in 2021. There is a standby generator on site, but it is not known if it is operable or not. The building interior



improvements are considered to be out of date relative to most office buildings today and are in need of modernization. The garage is thought to be in very good condition. Tenants are cautioned to verify all details. (id:6289)

Essential Information

Listing #	X12225353
Price	\$879,000
Bathrooms	4.00
Square Footage	8,600
Acres	0.00
Type	Office

Community Information

Address	410 Pitt Street S
Subdivision	717 - Cornwall
City	Cornwall
Province	Ontario
Postal Code	K6J3R2

Amenities

Features	Irregular lot size
Parking Spaces	17

Interior

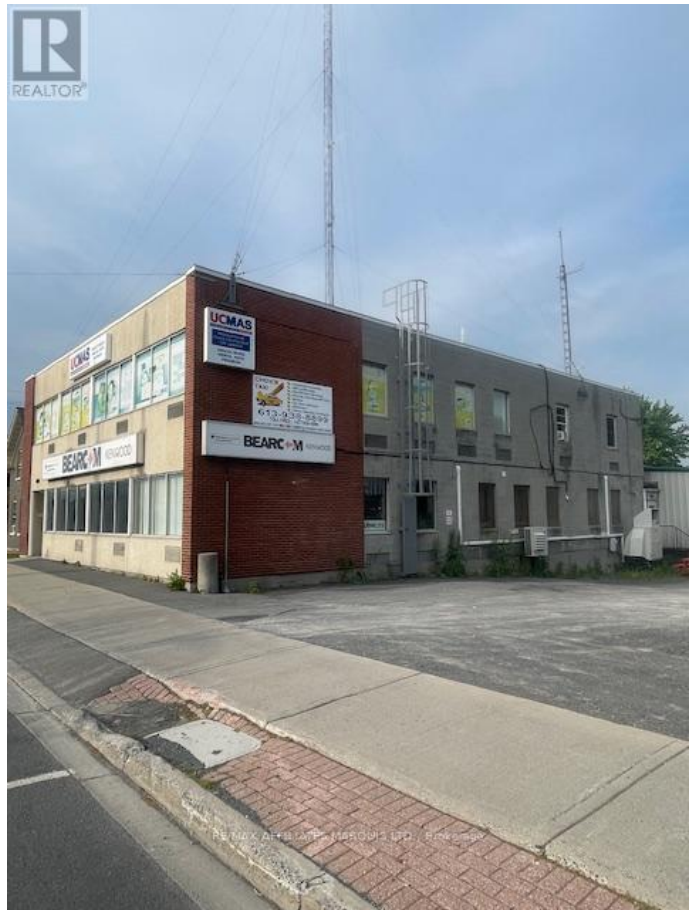
Heating	Natural gas Forced air
Cooling	Fully air conditioned

Exterior

Lot Description	Bldg=98 x 177.15 FT
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Listing Details

Listing Office	RE/MAX AFFILIATES MARQUIS
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Listing information last updated on November 1st, 2025 at 5:46pm PDT