

\$399,900 - 431 Campbell Street, Sarnia

MLS® #X12289051

\$399,900

0 Bedroom, 2.00 Bathroom, 1,463 sqft

Industrial on 0.00 Acres

Sarnia, Sarnia, Ontario

EXCELLENT FREESTANDING BLOCK BUILDING LOCATED ON THE CORNER OF CAMPBELL ST. & PALMERSTON ST.S, SARNIA WITH HIGH EXPOSURE IN THE COMMERCIAL/ INDUSTRIAL DISTRICT. THIS SINGLE FLOOR INDUSTRIAL BUILDING WITH 2 UNITS TOTALS 1,463 SQ FT. SUITABLE FOR A OWNER/OPERATOR & MANY USES WITH LIGHT INDUSTRIAL (LI-1) ZONING. FEATURES INCLUDE: 2 OVERHEAD DOORS (9 WIDE X 8 HIGH) & (9 WIDE X 7 HIGH), WORKSHOPS, A FENCED COMPOUND FOR SECURITY & LAY DOWN AREA FOR EQUIPMENT. OFFICE AREAS HAVE BEEN FRESHLY PAINTED, NEW FLOORING THROUGHOUT, 1- 2 PC & 1- 4 PC BATHROOMS, EQUIPPED WITH YOUR OWN COFFEE BAR AREA. EACH UNIT IS SEPARATELY METERED & NEW MINI SPLIT HEAT PUMP IS IN ONE UNIT. HWT IS A RENTAL. WHY PAY RENT WHEN YOU CAN NOW OWN YOUR OWN BUILDING AT A GREAT PRICE? PRICED TO SELL! (id:6289)



Essential Information

Listings #	X12289051
Price	\$399,900
Bathrooms	2.00
Square Footage	1,463
Acres	0.00
Type	Industrial

Community Information

Address	431 Campbell Street
Subdivision	Sarnia
City	Sarnia
Province	Ontario
Postal Code	N7T2J1

Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

Exterior

Lot Description	49.11 x 102.26 FT
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Listing Details

Listing Office	RE/MAX METROPOLIS REALTY
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