

\$975,000 - 240 Macdonald Boulevard, North Glengarry

MLS® #X12313226

\$975,000

0 Bedroom, 0.00 Bathroom, 10,000 sqft

Industrial on 0.00 Acres

719 - Alexandria, North Glengarry, Ontario

Endless Possibilities Industrial Building in Alexandria's Industrial Park! Located at the northwest edge of Alexandria in the industrial park, this 10,000 sq. ft. industrial building with an additional 2,500 sq. ft. covered concrete pad sits on a 1.84-acre lot offering plenty of room for parking and storage. Constructed with a cement block and steel frame, the building features a metal roof, 24-foot clear ceiling height, and is fully serviced with municipal water, sewer, and natural gas. It also boasts 600-amp electrical service, suitable for heavy-duty industrial operations. Previously used as a welding fabrication facility and currently home to a granite countertop manufacturing business, this versatile space includes a second-floor mezzanine, washrooms, office area, and more. A bonus feature is the fully equipped rotisserie chicken restaurant, with seating for 30 indoors and an outdoor seating area, offering an additional income stream or business opportunity. Included with the sale: 1 jig crane, 3 overhead cranes, Boom, Wilhelmburger 20-ton shear, Promecam RG204 20-ton bender, Generator. Please Note: Equipment and inventory related to Unique Stone, as well as all restaurant equipment, are excluded from this sale but could be purchased separately. The assets of Unique Stone can be purchased separately including 2 CNC machines, slab polisher, 1 ton Jig crane 3 fork lifts misc tools, + 200 slabs valued @\$1,000. each. (id:6289)



Essential Information

Listing #	X12313226
Price	\$975,000
Bathrooms	0.00
Square Footage	10,000
Acres	0.00
Type	Industrial

Community Information

Address	240 Macdonald Boulevard
Subdivision	719 - Alexandria
City	North Glengarry
Province	Ontario
Postal Code	K0C1A0

Interior

Heating	Natural gas Forced air
Cooling	None

Exterior

Lot Description	200 x 400 FT
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Listing Details

Listing Office	DECOSTE REALTY INC.
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Listing information last updated on October 29th, 2025 at 2:16am PDT