

\$1,650,000 - 17 Arnold Sayeau Drive, Norfolk (delhi)

MLS® #X12329729

\$1,650,000

0 Bedroom, 1.00 Bathroom,
Business on 2.25 Acres

Delhi, Norfolk (delhi), Ontario

*****Thriving Turn-Key Truck & Auto Repair Business***** An exceptional opportunity to own a successful, fully operational truck and auto repair business with excellent cash flow and a strong, established client base. Situated on 2.25 acres, this property offers ample space for vehicle storage and future expansion potential. The facility is purpose-built for truck repair, featuring three large bay doors (16 ft x 14 ft) providing easy entry into a spacious, fully insulated shop. It is heated with a combination wood/oil furnace, with propane also available, and includes in-floor heating and air conditioning for year-round comfort. A full-length 65-foot service pit is equipped with oil and lubricant delivery, with used oil pumped directly to a holding tank that fuels the furnace - an efficient and cost-effective solution. The interior layout includes a well-equipped office (26 ft x 12.5 ft), a staff lunchroom (11 ft x 10 ft), and a stock room (24 ft x 10 ft), all conveniently located just off the main work area. The shop comes fully outfitted with two hoists, diagnostic equipment, compressor, tools, and more. Outside, there is ample parking for large trucks and heavy equipment. Zoned MG (General Industrial), the property also benefits from permitted uses under the ML (Light Industrial) zoning, offering added flexibility for future business development. A Phase 2 Environmental Site Assessment was completed in 2016, providing additional peace of mind. Ideally located near the corner of Highways 3 and 59, and just 30 minutes from



the 400-series highways, this property offers excellent visibility, accessibility, and strategic positioning for continued business growth.
(id:6289)

Essential Information

Listing #	X12329729
Price	\$1,650,000
Bathrooms	1.00
Acres	2.25
Type	Business

Community Information

Address	17 Arnold Sayeau Drive
Subdivision	Delhi
City	Norfolk (delhi)
Province	Ontario
Postal Code	N4B2W5

Amenities

Amenities	Highway
Features	Irregular lot size
Parking Spaces	20

Interior

Heating	Other
Cooling	Fully air conditioned

Listing Details

Listing Office	eXp Realty of Canada Inc.
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