

\$599,000 - 1197 Hwy 132 Road, Admaston/bromley

MLS® #X12331088

\$599,000

0 Bedroom, 4.00 Bathroom, 24,000 sqft
Industrial on 0.00 Acres

541 - Admaston/Bromley, Admaston/bromley,
Ontario

Strategically Located Industrial Opportunity. Just Minutes from Downtown Renfrew and Highway Access. This affordable and versatile warehouse property is ideally situated only 5 minutes from the heart of Renfrew and offers a prime location for logistics, storage, or light manufacturing operations. With easy access to Highway 17, you're closer to Ottawa than ever, just 8 minutes to No Frills, and 10 minutes to Walmart, Canadian Tire, and other major amenities. Set on a generous 4.21-acre lot, the site includes over 20,000 square feet of warehouse space, featuring 5 loading docks and 2 convenient drive-in doors to accommodate various shipping and receiving needs. The property has undergone substantial upgrades, with approximately \$200,000 invested in enhancing the power service and gas line infrastructure, ensuring it meets the demands of modern industrial use. Zoned General Industrial (GI), this property offers excellent flexibility and includes permitted uses such as Accessory Dwelling Units, making it suitable for live-work scenarios or employee accommodations. On-site, you'll also find two spacious 4-bedroom residential condo units located above the warehouse perfect for staff housing, rental income, or owner-occupancy. Whether you're expanding your business, seeking investment potential, or looking to generate steady passive income, this property delivers. With strong potential for immediate cash flow, and room to scale, this is



a rare opportunity to own a large industrial parcel close to key markets. All measurements and zoning details to be independently verified by the buyer. (id:6289)

Essential Information

Listing #	X12331088
Price	\$599,000
Bathrooms	4.00
Square Footage	24,000
Acres	0.00
Type	Industrial

Community Information

Address	1197 Hwy 132 Road
Subdivision	541 - Admaston/Bromley
City	Admaston/bromley
Province	Ontario
Postal Code	K7V3Z5

Amenities

Parking Spaces	50
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Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

Exterior

Lot Description	411.71 x 508.27 FT
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Listing Details

Listing Office	CENTURY 21 SYNERGY REALTY INC
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