

\$1,900,000 - 32 James Bay Junction Road, Seguin

MLS® #X12333672

\$1,900,000

0 Bedroom, 1.00 Bathroom, 5 sqft

Industrial on 5.14 Acres

Seguin, Seguin, Ontario

Commercial industrial building & gated storage at 32 James Bay Junction Road, Seguin. Exceptional light industrial opportunity on 5 acres just minutes from Parry Sound, Oastler Park and Highway 400. Zoned M1 (Commercial/Industrial) this versatile property was previously used as a hovercraft manufacturing facility and is well-suited for fabrication, service-based operations or industrial use. The solid brick and concrete main building includes a retail storefront, office space, lunchroom, washroom and several functional work areas such as an assembly area, janitors room, storage/parts room and a large open garage equipped with radiant heaters, winches, exhaust fan and two 14-foot loading doors. The second level offers a compressor room, loft storage and a supply room with gated outdoor storage and a large fenced yard at the rear, ideal for equipment or laydown space. With easy transport access for large trucks and ample space for future development or expansion this is a rare opportunity to secure a move-in-ready industrial property built for growth. Roof updated in 2018. Located in Seguin Township on the edge of Parry Sound. (id:6289)



Essential Information

Listing # X12333672

Price \$1,900,000

Bathrooms	1.00
Square Footage	5
Acres	5.14
Type	Industrial

Community Information

Address	32 James Bay Junction Road
Subdivision	Seguin
City	Seguin
Province	Ontario
Postal Code	P2A0B2

Amenities

Features	Crane
Parking Spaces	20

Interior

Heating	Radiant heat
Cooling	None

Listing Details

Listing Office	Royal LePage Team Advantage Realty
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