

\$3,200,000 - 12933 Graham Road, West Elgin

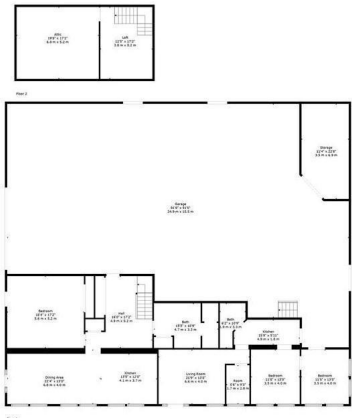
MLS® #X12361895

\$3,200,000

0 Bedroom, 2.00 Bathroom, 5,523 sqft
Industrial on 350.00 Acres

Rural West Elgin, West Elgin, Ontario

Prime Commercial Property 12933 Graham Road, West Lorne Just one minute from Highway 401, this steel-frame commercial property on 2.95 acres is zoned M3 (Heavy Industrial), offering endless business opportunities. It features a residential unit and office space, making it ideal for a live-work setup. The large yard allows for easy transport access, with ample space for full-sized transport trucks and trailers to maneuver. The shop is built to handle large vehicles, featuring 18' wide x 14' high doors, making it perfect for trucking, logistics, automotive, or industrial use. Don't miss this high-exposure, strategically located opportunity. Building is wired with 208- 3 phase power. Phase 1 and 2 environmental completed. (id:6289)



LANDLINK REAL ESTATE LTD., Brokerage
TOTAL: 1996 sq. ft. 185 m²
FLOOR 1: 1996 sq. ft. 185 m², FLOOR 2: 0 sq. ft. 0 m²
EXCLUDED AREAS: GARAGE: 3527 sq. ft. 328 m², STORAGE: 241 sq. ft. 22 m², UNDEFINED: 12 sq. ft. 1 m²,
LOFT: 174 sq. ft. 16 m², LOW CEILING: 117 sq. ft. 11 m², ATTIC: 287 sq. ft. 26 m²

Essential Information

Listing #	X12361895
Price	\$3,200,000
Bathrooms	2.00
Square Footage	5,523
Acres	350.00
Type	Industrial

Community Information

Address	12933 Graham Road
Subdivision	Rural West Elgin
City	West Elgin

Province	Ontario
Postal Code	N0L2P0

Interior

Appliances	Dishwasher, Water Heater
Heating	Electric Forced air
Cooling	Partially air conditioned

Listing Details

Listing Office	LANDLINK REAL ESTATE LTD.
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