

\$2,099,900 - 866 Phillip Street, Sarnia

MLS® #X12450335

\$2,099,900

0 Bedroom, 0.00 Bathroom, 16,000 sqft

Industrial on 0.80 Acres

Sarnia, Sarnia, Ontario

AN EXCEPTIONAL INVESTMENT OPPORTUNITY TO ACQUIRE A CLEAN & WELL MAINTAINED 16,000 SQ FT COMMERCIAL/ INDUSTRIAL PLAZA, SITUATED ON A SPACIOUS 0.8 ACRE LOT IN ONE OF SARNIA'S BUSY & PRIME INDUSTRIAL AREAS LOCATED OFF CONFEDERATION STREET. THE PLAZA CONTAINS 85% INDUSTRIAL WAREHOUSE WITH 15% OFFICE SPACE AND CEILING HEIGHT OF 16 FEET. ALL FULLY TENANTED OCCUPIED UNITS WITH EACH HAVING A GRADE LEVEL OVERHEAD BAY DOOR & SEPARATELY METERED. THE PLAZA CONSISTS OF LONG TERM TENANTS IN THE: COATINGS, ELECTRICAL, GAS & CONSTRUCTION SECTORS. RECENT UPGRADES INCLUDE: ALL NEW EXTERIOR SIDING & FASCIA, SEPARATED ELECTRICAL UNIT UPGRADES, LED LIGHTING, CONCRETE, WAREHOUSE HEATERS, INSTALLATION OF LIGHTING OUTDOOR PARKING LOT & SECURITY CAMERAS. CONVENIENT ON SITE PAVED PARKING LOT & NEARBY ACCESS TO THE CHEMICAL VALLEY & HWY. 402. WITH A FAVOURABLE (LI-1) LIGHT INDUSTRIAL ZONING ENSURES THAT THIS PROPERTY REPRESENTS A COMPELLING INVESTMENT OPPORTUNITY FOR THOSE LOOKING TO EXPAND THEIR PORTFOLIO. (id:6289)



Essential Information

Listing #	X12450335
Price	\$2,099,900
Bathrooms	0.00
Square Footage	16,000
Acres	0.80
Type	Industrial

Community Information

Address	866 Phillip Street
Subdivision	Sarnia
City	Sarnia
Province	Ontario
Postal Code	N7T1Z6

Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

Listing Details

Listing Office	RE/MAX METROPOLIS REALTY
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Listing information last updated on October 27th, 2025 at 5:31am PDT