

\$3,200,000 - 1026 County Rd 2 Road, Edwardsburgh/Cardinal

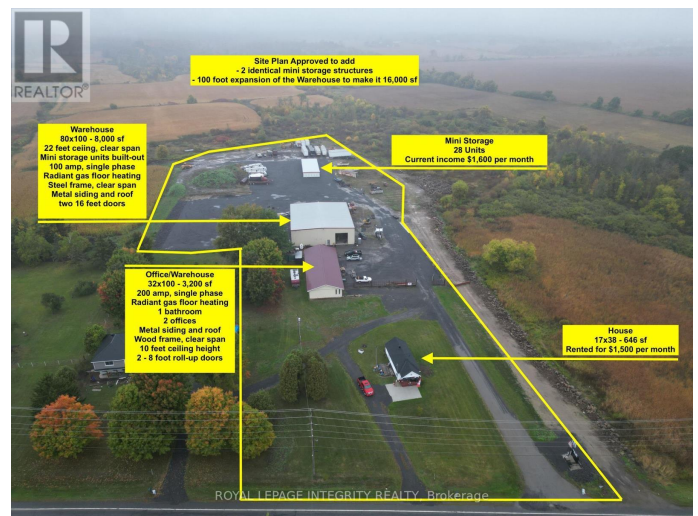
MLS® #X12482396

\$3,200,000

0 Bedroom, 1.00 Bathroom, 11,846 sqft
Industrial on 194.00 Acres

807 - Edwardsburgh/Cardinal Twp,
Edwardsburgh/Cardinal, Ontario

Located in the municipality of Cardinal, Ontario, just minutes from Highway 401 and the U.S. border crossing along the St. Lawrence River, this property offers an exceptional mix of industrial, commercial, and income-generating opportunities. The site features a new 8,000 sq. ft. steel-frame, clear-span warehouse with a 22-ft. ceiling height, metal siding, and a metal roof. The warehouse is equipped with in-floor gas radiant heating built into the concrete slab and 100-amp single-phase electrical service. It includes two 16-ft. roll-up doors and two man doors for easy access. The building is site-plan approved for a 100-ft. expansion, allowing for a total of 16,000 sq. ft. if desired. A second 3,200 sq. ft. office-warehouse building offers clear-span interior space, steel siding and roof, and 200-amp single-phase service. It includes two 8-ft. roll-up doors and a front man-door entrance, making it ideal for operations or tenant use. At the rear of the property, a 28-unit mini-storage facility generates approximately \$1,600 per month in rental income. The site is approved for two additional mini-storage buildings, offering strong expansion potential. At the front of the property, a residential bungalow currently leased for \$1,500 per month provides additional income and could easily be converted into an office. Originally envisioned



as a mini-storage rental facility, the site is zoned and suitable for a wide range of light industrial uses, including logistics, warehousing, outdoor storage, transportation, light manufacturing, and service or repair operations. Strategically positioned between Kingston, Montreal, and Ottawa, with direct access to Highway 401 and proximity to the U.S. border, this property offers outstanding accessibility and development potential for investors or owner-operators alike. (id:6289)

Essential Information

Listing #	X12482396
Price	\$3,200,000
Bathrooms	1.00
Square Footage	11,846
Acres	194.00
Type	Industrial

Community Information

Address	1026 County Rd 2 Road
Subdivision	807 - Edwardsburgh/Cardinal Twp
City	Edwardsburgh/Cardinal
Province	Ontario
Postal Code	K0E1E0

Amenities

Amenities	Highway
Features	Irregular lot size

Interior

Heating	Radiator
Cooling	None

Listing Details

Listing Office	ROYAL LEPAGE INTEGRITY REALTY
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