

LAND & BUILDING FOR SALE

61
WOOLWICH STREET
NORTH
BRESLAU, ON.



**COLDWELL BANKER
COMMERCIAL**

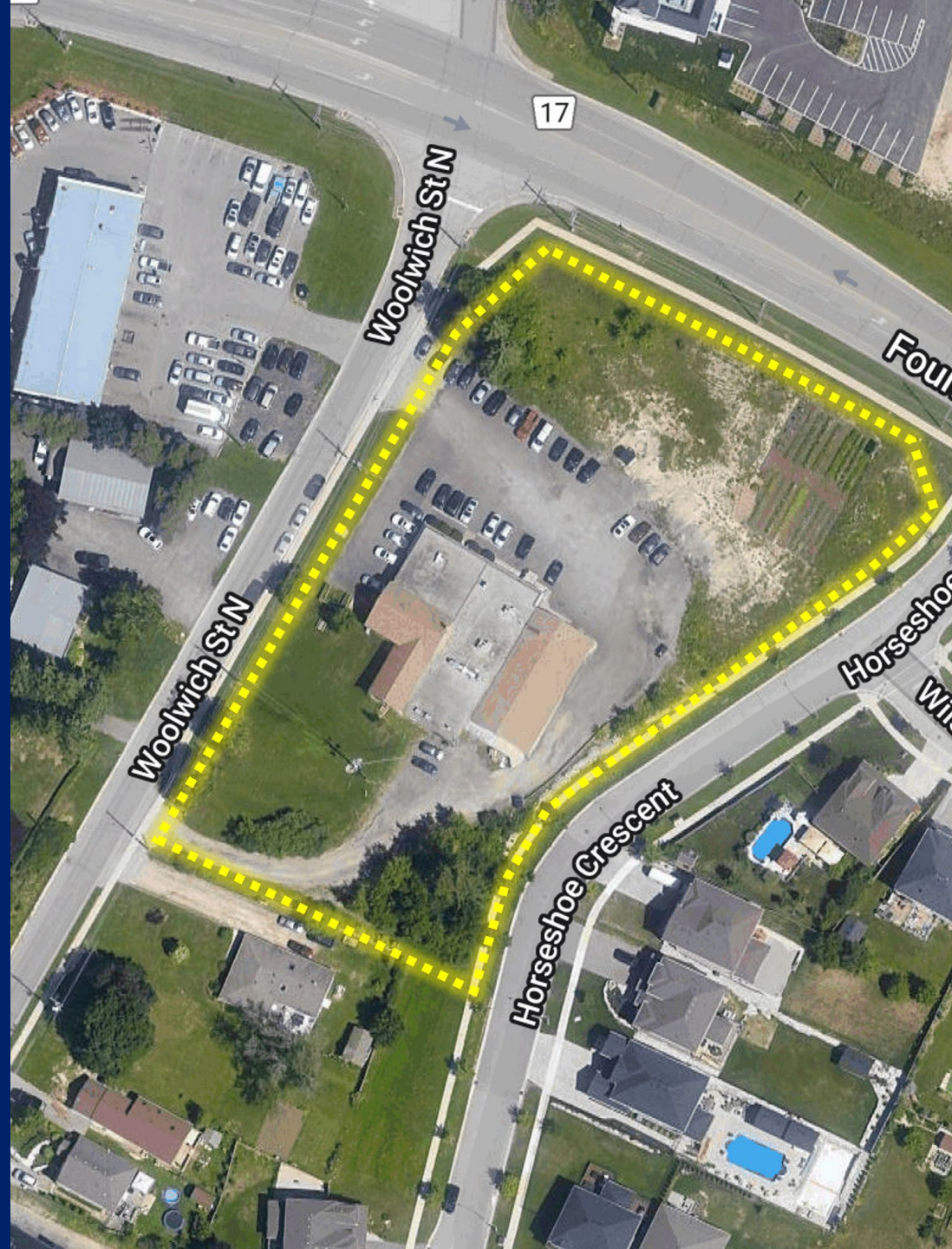
PETER BENNINGER
REALTY, BROKERAGE

JAMES BOUDREAU

BROKER

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PROPERTY DETAILS | LAND & BUILDING

61 WOOLWICH STREET N.
BRESLAU, ON.



ASKING PRICE

\$4,300,000

PROPERTY TYPE

LAND & BUILDING

BUILDING SIZE

10,129 SQUARE FEET

LOT SIZE

2.108 ACRES | 4 PARCELS

PROPERTY TAXES

\$17,363.58

ZONING

C-3 | [VIEW ZONING](#)

PROPERTY DESCRIPTION

Office/industrial building on 2.108 acres for sale. Centrally located with excellent access to Kitchener, Waterloo, Guelph and Cambridge.

Current building of 10,129 sq. ft. (mix of office and industrial space with dock level loading). Building is currently tenanted.

Building and 1 acre is available for reduced price and subject to severance.

PROPERTY HIGHLIGHTS

- Corner Site
- High Traffic Area
- Highway Access
- Major Highway
- Visual Exposure

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PARCEL NUMBER	PIN	LOT SIZE
PARCEL 1	222510185	1.019 ACRES
PARCEL 2	222510591	0.846 ACRES
PARCEL 3	222510590	0.072 ACRES
PARCEL 4	222511342	0.171 ACRES

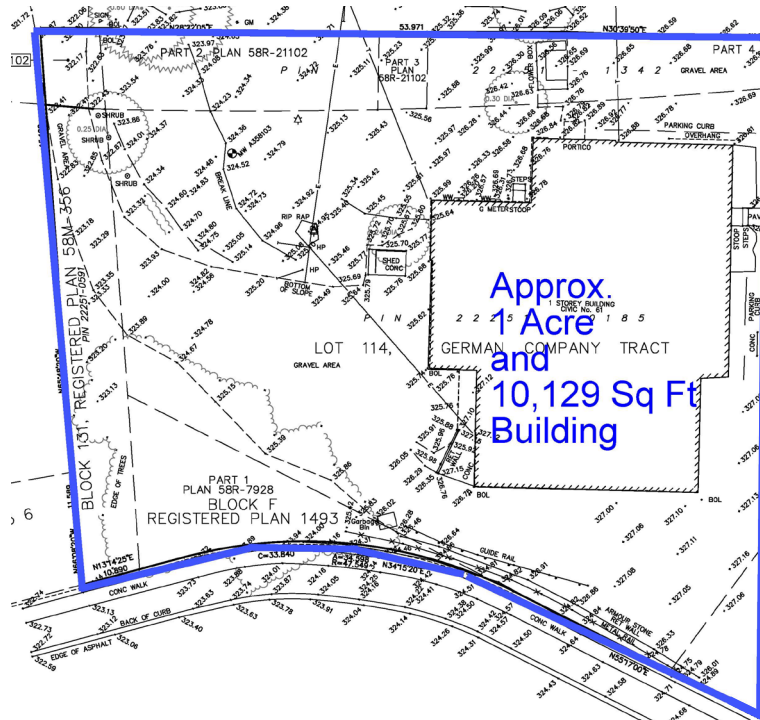
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PROPERTY DETAILS | BUILDING WITH 1 ACRE

61 WOOLWICH STREET N.
BRESLAU, ON.



ASKING PRICE

\$2,750,000

PROPERTY TYPE

LAND & BUILDING

BUILDING SIZE

10,129 SQUARE FEET

LOT SIZE

1 ACRE

PROPERTY TAXES

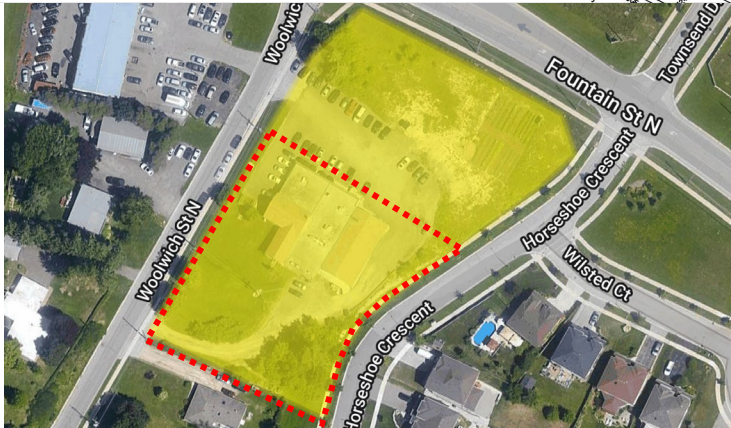
TBD

ZONING

C-3 | [VIEW ZONING](#)

PROPERTY DESCRIPTION

Office/industrial building on 1 acre (subject to severance)



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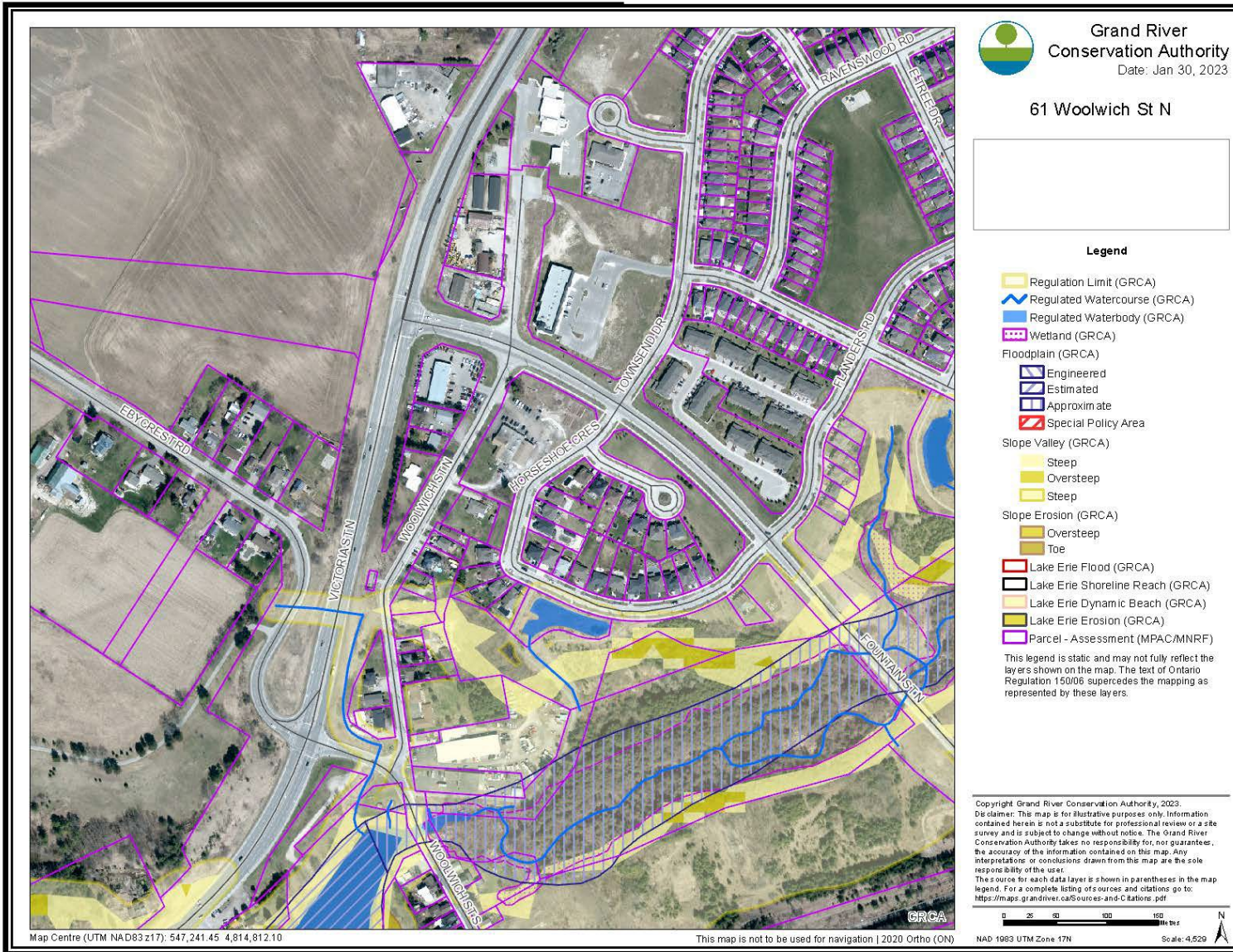
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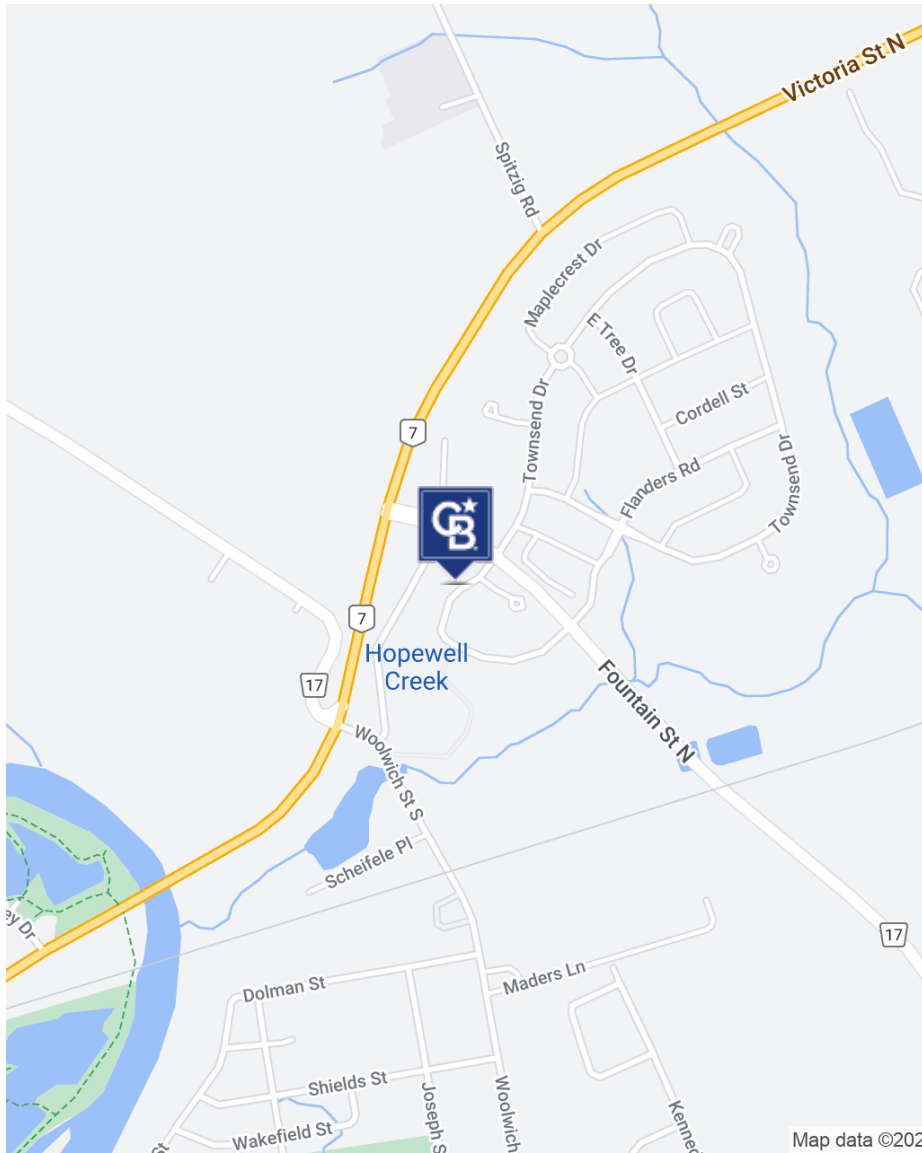


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LOCATION MAP

61 WOOLWICH STREET N.
BRESLAU, ON.



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PROPERTY PHOTOS

61 WOOLWICH STREET N.
BRESLAU, ON.





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PETER BENNINGER REALTY, BROKERAGE

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