



Make your dreams a reality

FOR SALE

1795 and 1805 Sawmill Road, Conestogo

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Like much of the Waterloo region, Conestogo has strong Mennonite roots. The town has remained small and quaint since it was first being settled in the 1820s. Though the houses and businesses of Conestogo are situated at the intersection of two rivers – Grand River and Conestogo Rivers – it never became a busy metropolis. In fact, the population growth was actually very slow. The town was once known as Musselman’s Mills, but as it developed, it was eventually renamed Conestogo in 1852. Due to the gradual development of the town, it has maintained much of its original charm, including many of the very same architectural elements seen in the early 20thcentury. Some might say that Contesogo gives the impression of going back in time, to a more enjoyable way of life.

Credit: <https://www.newtowaterloo.com/conestogo-ontario/>

PROPERTY SPECIFICATIONS

Location	<i>Sawmill Rd, near Misty River Dr</i>
Gross Square Footage	<i>19,600 sq ft</i>
Site Area	<i>3.595 acres</i>
Zoning	<i>C-3</i>
Property Taxes	<i>Est. \$21,091.76/2023</i>

HIGHLIGHTS

Nestled in the quaint town of Conestogo

- Redevelopment opportunity
- Partially renovated and upgraded
- Potential for expansion
- Minute to Guelph, Elmira and Kitchener/ Waterloo

Value Add Opportunity

Recent Zone changes to allow for many more uses:

- Craft Brewery
- Distillery
- Day Spa
- Gallery
- Banquet Hall
- Event Centre
- Private Club

THE OFFERING

This property is located in the central area of Woolwich township - Conestogo
Existing Structures On-Site:
≈ 3,200 sq ft, 3 story House/Office built in 1848
≈ 50’ diameter metal silo
≈ 38’ diameter metal silo
≈ 13,000 sq ft multi story building, plus usable basement of approx. 2,200 sqft
≈ 1,350 sq ft outbuilding
≈ 800 sq ft outbuilding with a drive-in loading at approx. 20’ in height
≈ 875 sq ft outbuilding
≈ 375 sq ft out building
* Services on-site to be upgraded

PRICE

\$2,495,000

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www.coupalmarkou.com

Peter Kruschen
Sale Representative
peter@coupalmarkou.com
519-742-7000 x 106

John Markou
Sale Representative
john@coupalmarkou.com
519-742-7000 x 102

Peter Kruschen
Sale Representative
peter@coupalmarkou.com
519-742-7000 x 106

John Markou
Sale Representative
john@coupalmarkou.com
519-742-7000 x 102

COUPAL MARKOU COMMERCIAL REAL ESTATE INC.

150 KING STREET SOUTH
WATERLOO, ON N2J 1P6
OFFICE → 519-742-7000
FAX → 519-742-7070



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- Approx. 875 sq ft outbuilding
- Approx. 50' diameter operational silo
- Approx. 3,200 sq ft 3 story house/office. Built in 1848
- Approx. 38' diameter silo
- Approx. 375 sq ft outbuilding
- Approx. 1,350 sq ft outbuilding with updates
- Approx. 13,000 sq ft multi level brick building with another 2,200 sq ft below grade
- Approx. 800 sq ft outbuilding with 20' drive-in loading

