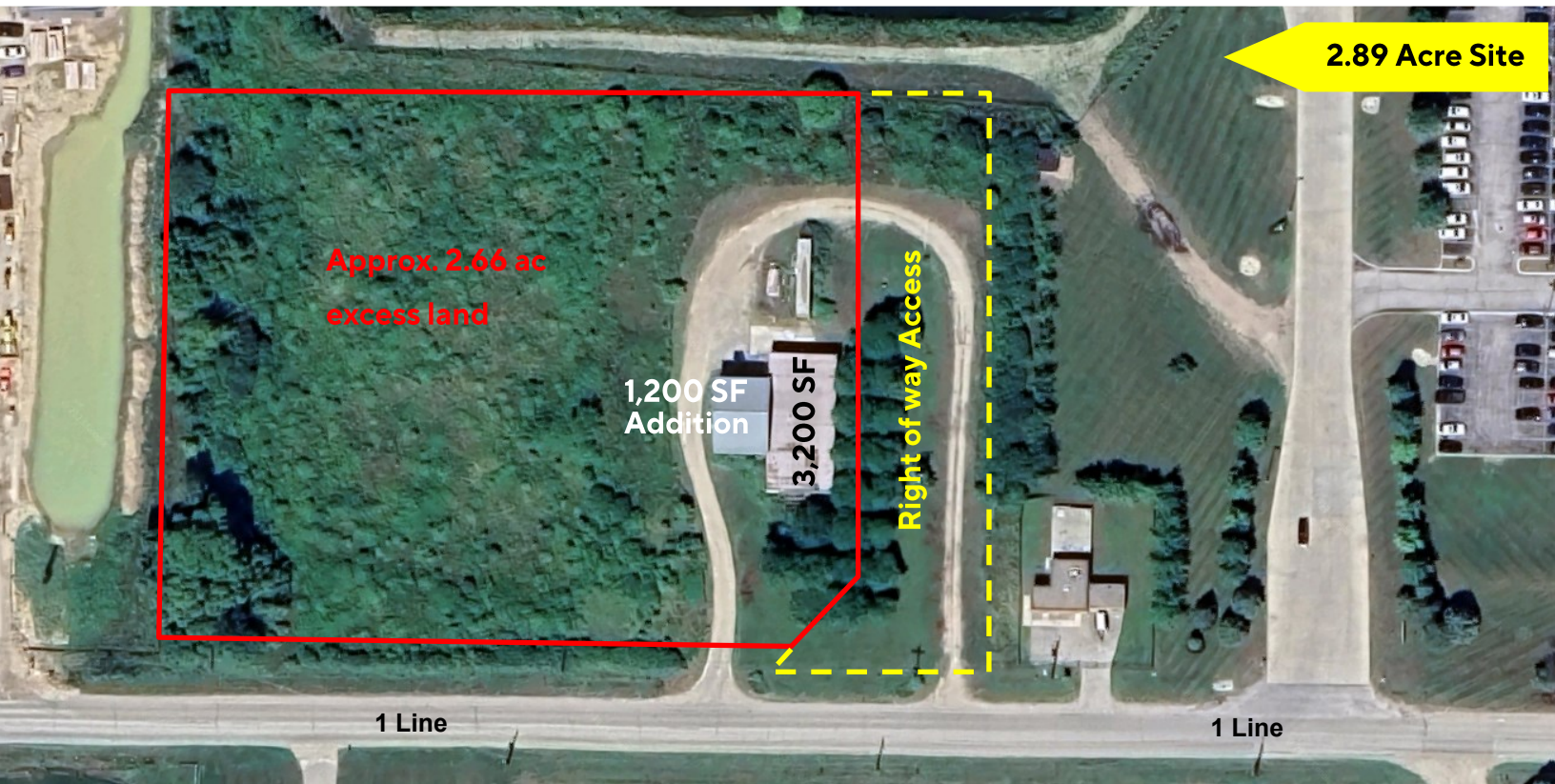


50

INDUSTRIAL FACILITY WITH EXCESS LAND FIRST LINE, ELORA

FOR SALE



2.89 Acre Site

Approx. 2.66 ac
excess land

1,200 SF
Addition
3,200 SF

Right of way Access

1 Line

1 Line

BUILDING SIZE

Approx. 4,400 Sq Ft

LAND SIZE

2.89 Acres

POSSESSION

Flexible

ZONING

M-1

SALE PRICE

\$1,595,000

- * Located on First Line, near Wellington Road 7 and Bridge St in Elora
- * 4,400 sq ft industrial facility on approx. 2.9ac
- * Consisting of original 3,200 sq ft building with 12' clear ceiling height & small office component with washroom, 1,200 sq ft addition with 26' peaked and 2 existing mezzanines not included in total square footage
- * In-floor gas heating in 1,200 sq ft addition
- * Total land area of 2.9 acres plus additional access road under right of way
- * Central location to Elora, Fergus & Guelph
- * Services: Well & Septic ,400Amp power
- * Seller to leaseback the 1,200 sq ft unit for 24 months

MICHAEL CONRAD
SALES REPRESENTATIVE
MIKE@COUPALMARKOU.COM
519-742-7000 x 105

MATT DICKSON
SALES REPRESENTATIVE
MATT@COUPALMARKOU.COM
519-742-7000 x 104

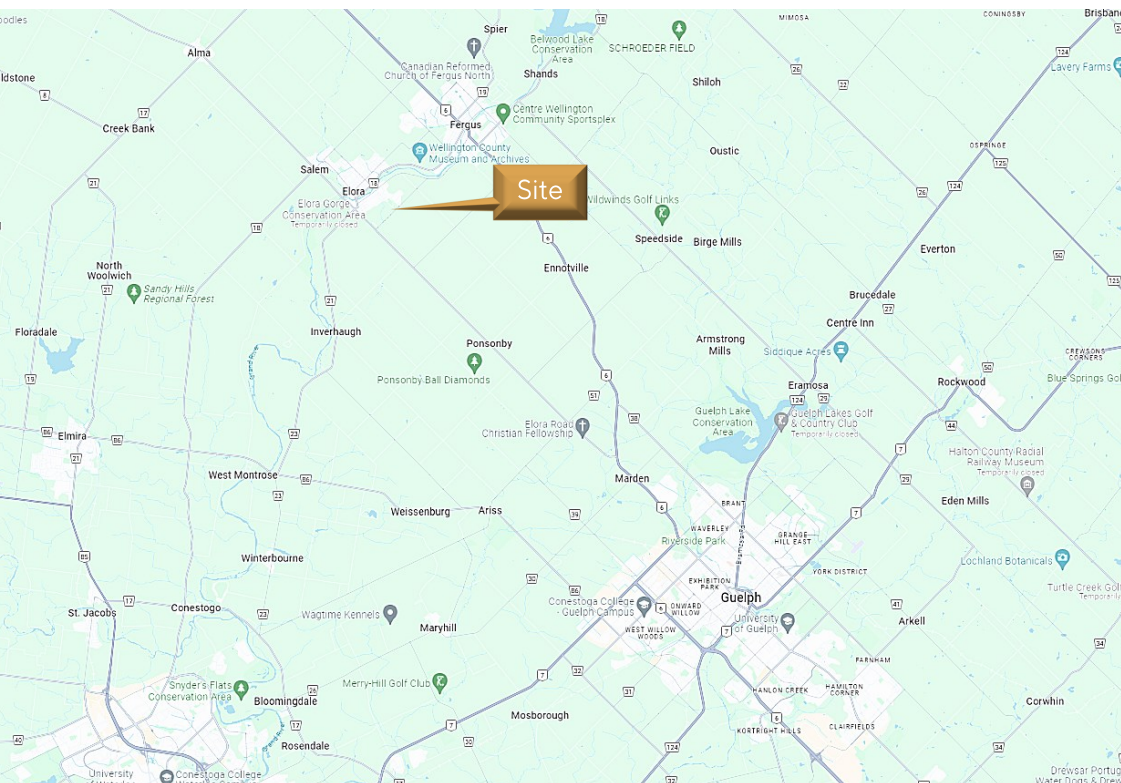
**COUPAL MARKOU COMMERCIAL
REAL ESTATE INC**
150 KING STREET SOUTH
WATERLOO, ONTARIO N2J 1P6
OFFICE 519-742-7000
FAX 519-742-7070



50

INDUSTRIAL FACILITY WITH EXCESS LAND FIRST LINE, ELORA

FOR SALE



MICHAEL CONRAD
SALES REPRESENTATIVE
MIKE@COUPALMARKOU.COM
519-742-7000 x 105

MATT DICKSON
SALES REPRESENTATIVE
MATT@COUPALMARKOU.COM
519-742-7000 x 104

**COUPAL MARKOU COMMERCIAL
REAL ESTATE INC**
150 KING STREET SOUTH
WATERLOO, ONTARIO N2J 1P6
OFFICE 519-742-7000
FAX 519-742-7070



This disclaimer shall apply to Coupal Markou Commercial Real Estate Inc., Brokerage, to include all employees and independent contractors. The information set out herein is for advertising purposes, and any images, assumptions, estimates and property details have been obtained from sources deemed to be reliable. No warranty or representation is made as to its accuracy, correctness and completeness of the information, being subject to errors, omissions, conditions, prior sale / lease, withdrawal or other changes without notice. The recipient of the information should conduct its own inquiries and investigations prior to placing any reliance upon the information. MLS