

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL PROPERTY FOR SALE

BBSREALTY.COM

\$3,200,000
ASKING PRICE

\$15,551.22
TAXES (2024)

11,000
SQUARE FEET



483 Enfield Road, Burlington, ON

Multi-tenanted industrial building in bustling Aldershot, with close proximity to the QEW/403 interchange as well as the Aldershot GO station. Originally 6 individual units in extremely desirable smaller sizes, ranging in size from 1000sf to 3500sf each with their own drive-in door, drains and washroom. Each unit currently has it's own individual layout with varying office components and mezzanine space. Current tenants in month-to-month leases to allow for greater flexibility potential for investment buyers or user buyers.

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The information contained herein is provided by the building owner or their agents or representatives and although such information has been obtained from sources considered to be reliable, Blair Blanchard Stapleton Limited makes no representation or warranty as to the accuracy or completeness thereof. The information contained herein is subject to change without notice.

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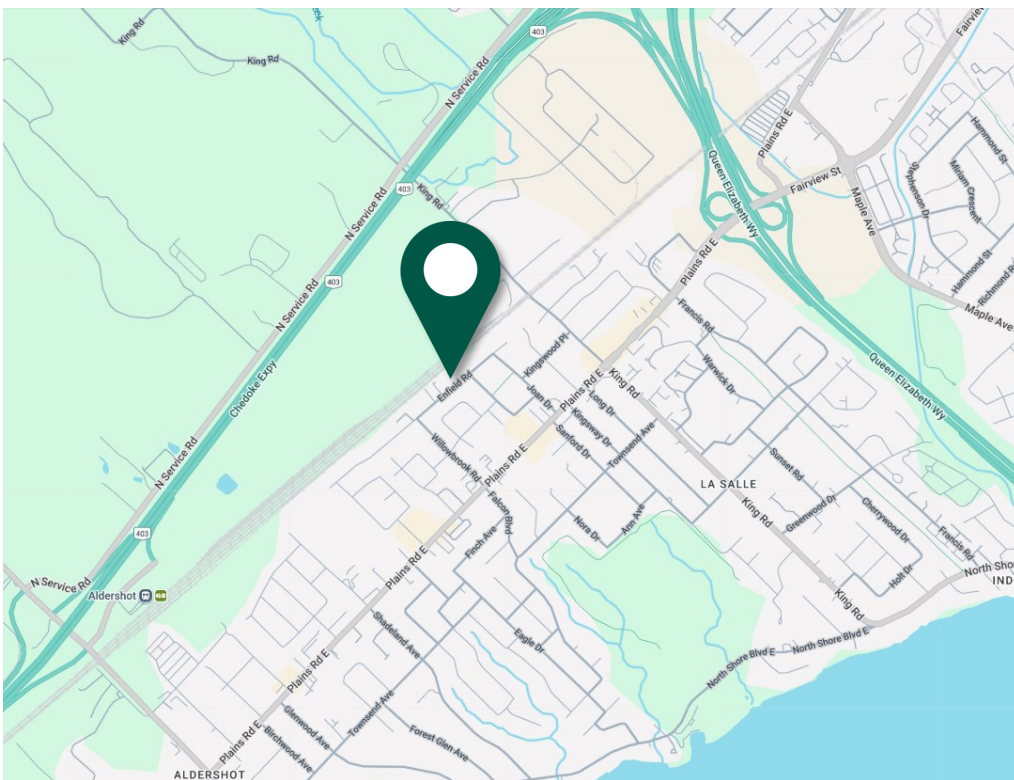


PROPERTY DETAILS

ASKING PRICE	\$3,200,000.00
TAXES (2024)	\$15,551.22
BUILDING SIZE	11,000 sf
LAND SIZE	120' x 199'
CEILING HEIGHT	12'
LOADING	(6) 10' x 10' Drive-In
PARKING	Yes
POWER	400 V / 400 A
# OF UNITS	6
ZONING	GE2

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