

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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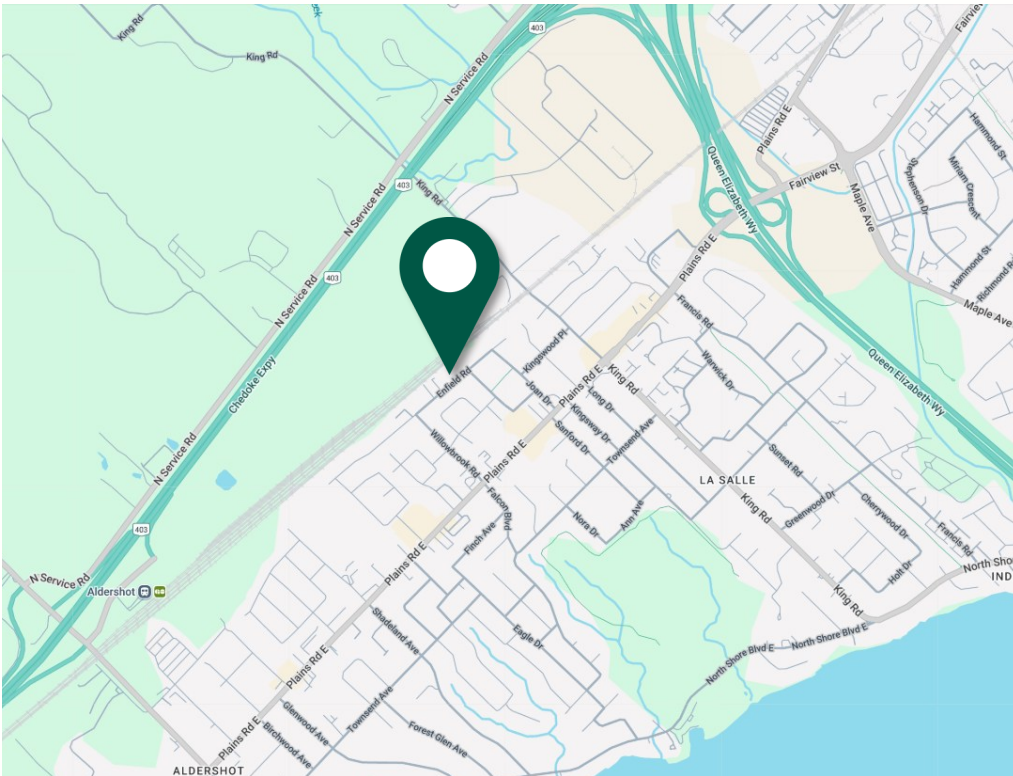
HAMILTON OFFICE

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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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