

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## INDUSTRIAL PROPERTY FOR SALE

BBSREALTY.COM

**62,000**  
SQUARE FEET

**\$4,490,000**  
ASKING PRICE

**3.172**  
ACRES

**\$27,371.00**  
TAXES (2025)



## 80 Second Avenue West, Simcoe, ON

62,000 SF industrial facility situated on approximately 3 acres in the heart of Simcoe. Rare opportunity to acquire a large-scale industrial asset being offered at an attractive in-place 7.5% cap rate, with immediate income from a national tenant currently occupying the property under a triple net lease with approximately 2 years remaining. Functional building configuration offers ceiling heights ranging from approximately 14' clear up to 20' clear, supporting a wide variety of industrial and warehouse uses.

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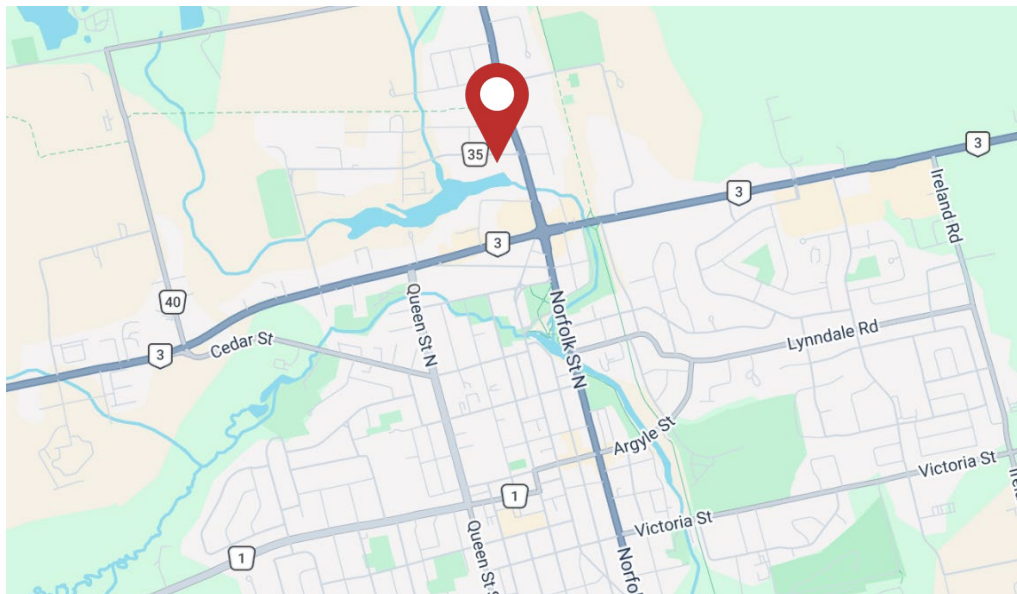
### HAMILTON MAIN OFFICE

1425 Cormorant Road, Suite 303, Ancaster, ON, L9G 4V5  
P 905.529.5900 F 905.529.7474

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.

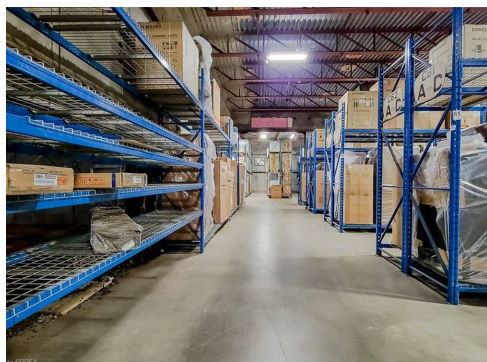
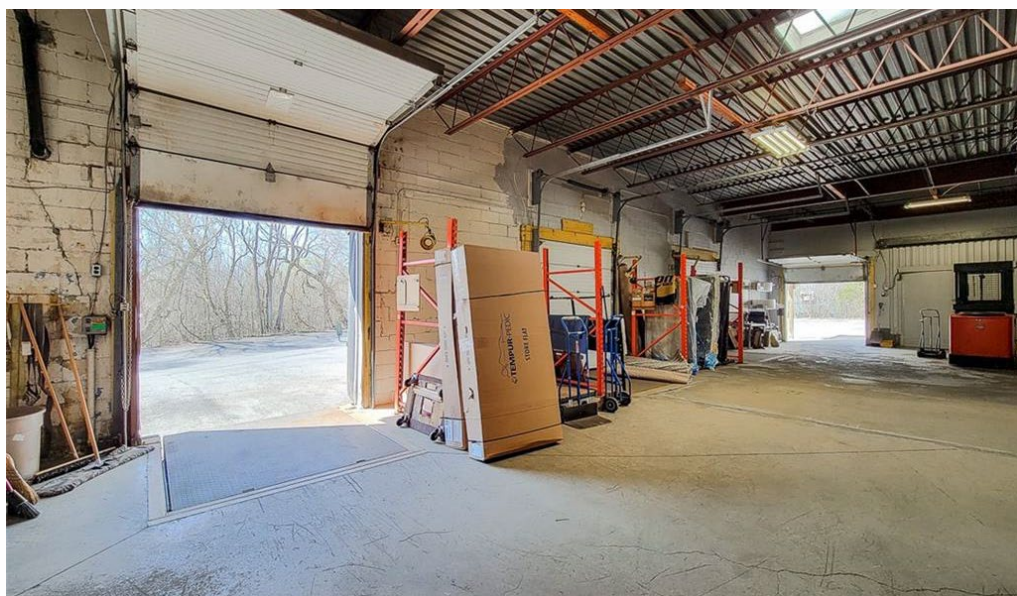
# INDUSTRIAL PROPERTY FOR SALE

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DETAILS	
DOORS - DRIVE-IN	(2)
DOORS - TRUCK LEVEL	(3)
LEVELS	1
LOT FRONT	570'
LOT DEPTH	311'
PARKING	50 spaces
ZONING	MG, HL

- The site features ample on-site parking and excellent circulation for employees, customers, and shipping operations
- Flexible industrial zoning permits a broad range of industrial, manufacturing, warehousing, and employment-related uses, while the property's Urban Residential designation within the Official Plan presents compelling long-term redevelopment potential
- Excellent opportunity for investors, owner-users, and developers seeking stable cash flow with future upside



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