

FOR SALE

TWO INDUSTRIAL CONDOS AMHERSTVIEW



1-113 & 2-113 WILLIAM HENDERSON DRIVE \$ 625,000

- Two industrial condos in Amherstview, each for sale at \$312,500 for a total of \$625,000
- Zoning is M1-15 (light industrial), which permits a variety of uses including warehousing, printing establishment, laboratory and research facilities, business/professional or administrative offices, and motor vehicle repair garage
- Owner, "National Small Engines Ltd." is prepared to sign a 2 year lease and remain as a Tenant

*** Note: The listing agent must be contacted with instructions for all showings**

PAUL CHAPMAN

Sales Representative

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**Rogers
& Trainor**

Commercial Realty (2009) Inc.
Brokerage

WWW.RTCR.COM

PROPERTY DETAILS

MUNICIPAL ADDRESS: 1-113 & 2-113 William Henderson Drive, Amherstview, ON, K0H 1G0

CONDOMINIUM CORP: Lennox Standard Condominium Corporation No. 9 - Registered Jan. 15, 2018

UNIT 1 - 1-113 William Henderson Drive

PIN: 458090001

ASSESSMENT ROLL #: 110401008009223

REALTY TAXES: \$4,710.52

UNIT 2 - 2-113 William Henderson Drive

PIN: 458090002

ASSESSMENT ROLL #: 110401008009224

REALTY TAXES: \$6,579.52

*Includes mezzanine office and storage

CONDO FEES: \$491.66 for combined unit

ZONING: M1-15 (see permitted uses p.1)

CONSTRUCTION: Brick/Metal roof, siding, wood on concrete slab

PARKING: Paved parking lot with legal rear compound

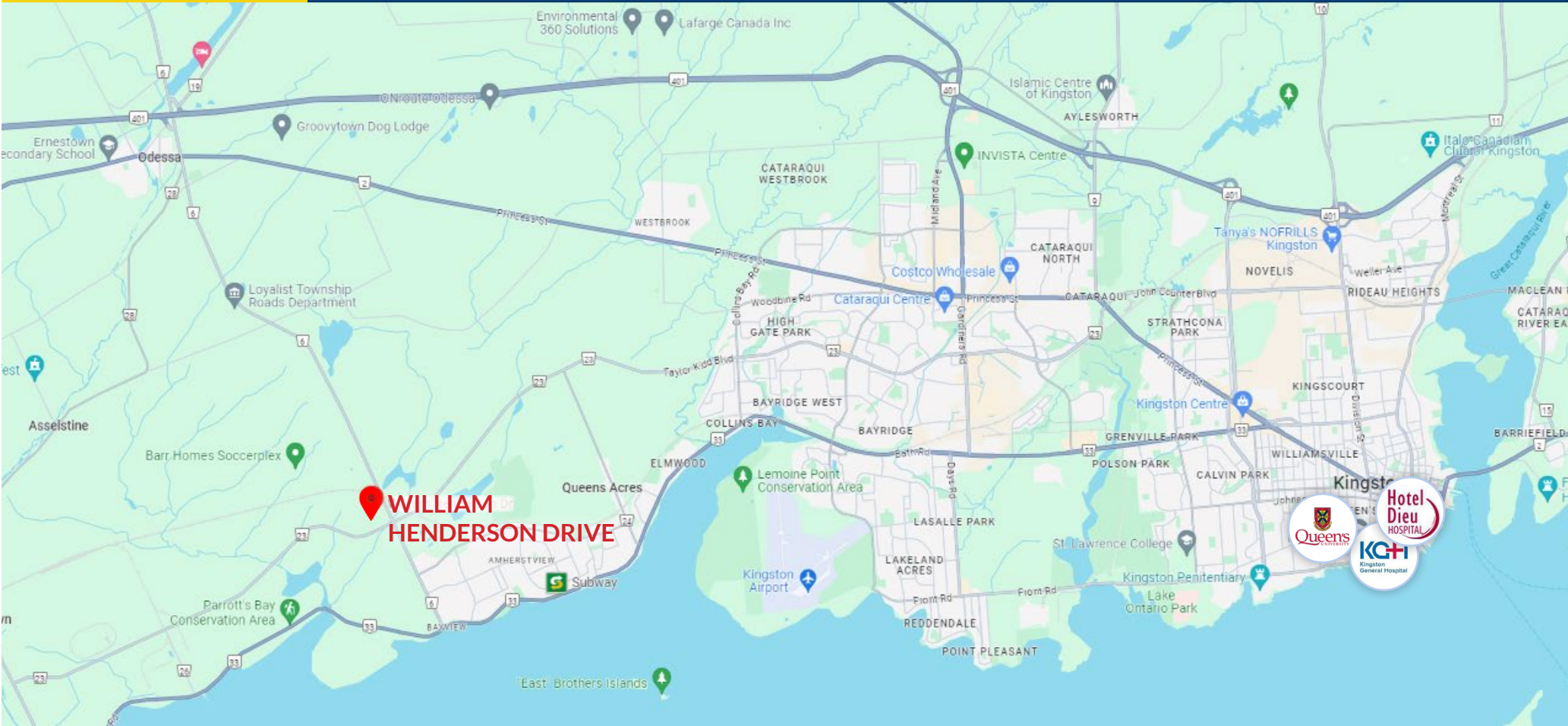
EACH UNIT HAS:

- 12'X12' overhead door with automatic lift
- Interior measurements of 1,200 sf
- 200 amp, 220 volt
- Natural Gas Heat
- 2 piece bathroom
- Municipal sewer and water



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NEIGHBOURHOOD HIGHLIGHTS

RESTAURANTS

- Quesada
- Capri Pizzeria
- Soup Chef

GROCERY

- Foodland
- Shoppers Drug Mart

FITNESS & RECREATION

- 247 Fitness
- Dinosaur Park
- Willie Pratt Sports Fields

SCHOOLS

- Fairfield Elementary
- Amherstview Public School
- Our Lady of Mount Carmel Catholic

AMHERSTVIEW - LOYALIST TOWNSHIP

- With small town charm and rural beauty, Amherstview is one of the fastest growing municipalities in Eastern Ontario with an increase of nearly 10 percent over the last decade
- Ideally situated between Toronto, Ottawa and Montreal with easy access to the USA border
- A popular destination for commuters travelling into neighbouring Kingston, with the added convenience of Kingston transit providing public transportation to the City.

