

81 DAIRY AVENUE NAPANEE

FOR SALE

\$425,000



PROPERTY DETAILS

- 2,920 SF office building with 700 SF detached accessory storage building with 10' x 10' overhead door.
- Building includes private offices, open plan area, kitchen and board room.
- 1 acre parcel also includes 25 paved parking spaces.
- M1-6 zoning would permit conversion of the building to a wide variety of light industrial uses, repair garage or veterinary clinic.

PRICE	\$425,000
AREA	<ul style="list-style-type: none">• 2,920 SF Office Building• 700 SF Accessory Storage Building
LOT SIZE	0.99 Acre
TAXES	Building currently exempt
ELECTRIC	200 Amps with Generator Backup
ENVIRONMENTAL	Phase I Report
HEATING	<ul style="list-style-type: none">• Radiant in floor heating and Gas Forced Air Furnace.• Gas blower in storage building.
COOLING	Forced Air AC with additional unit for server room
CEILING HEIGHT	<ul style="list-style-type: none">• Main Building 13.5 ft to under side of roof trusses• Accessory Building 11 ft
PARKING	25 paved spaces
LOCATION	Between Camden Road and Advance Avenue, less than 2km south of Hwy 401



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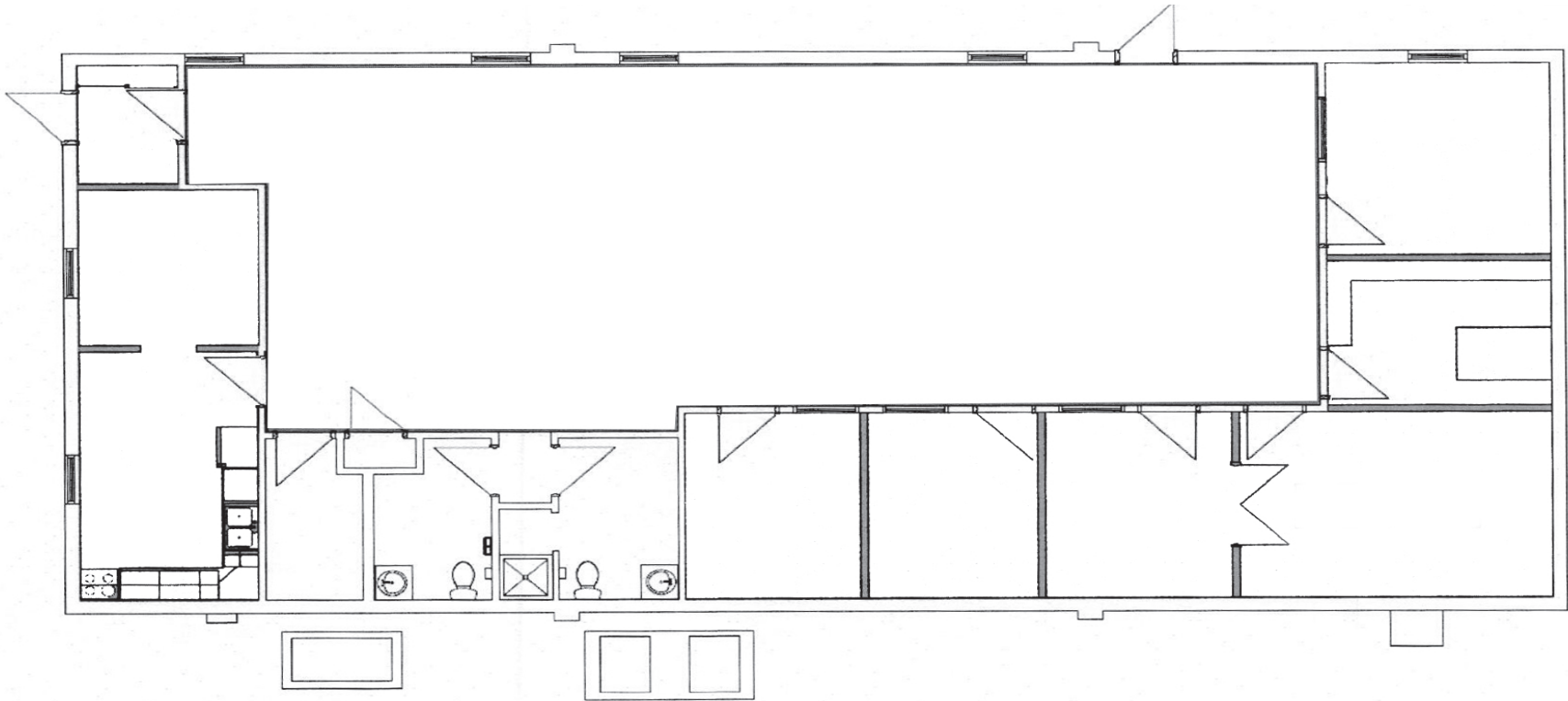
📍 20 Gore Street, Suite 102
Kingston, Ontario K7L 2L1

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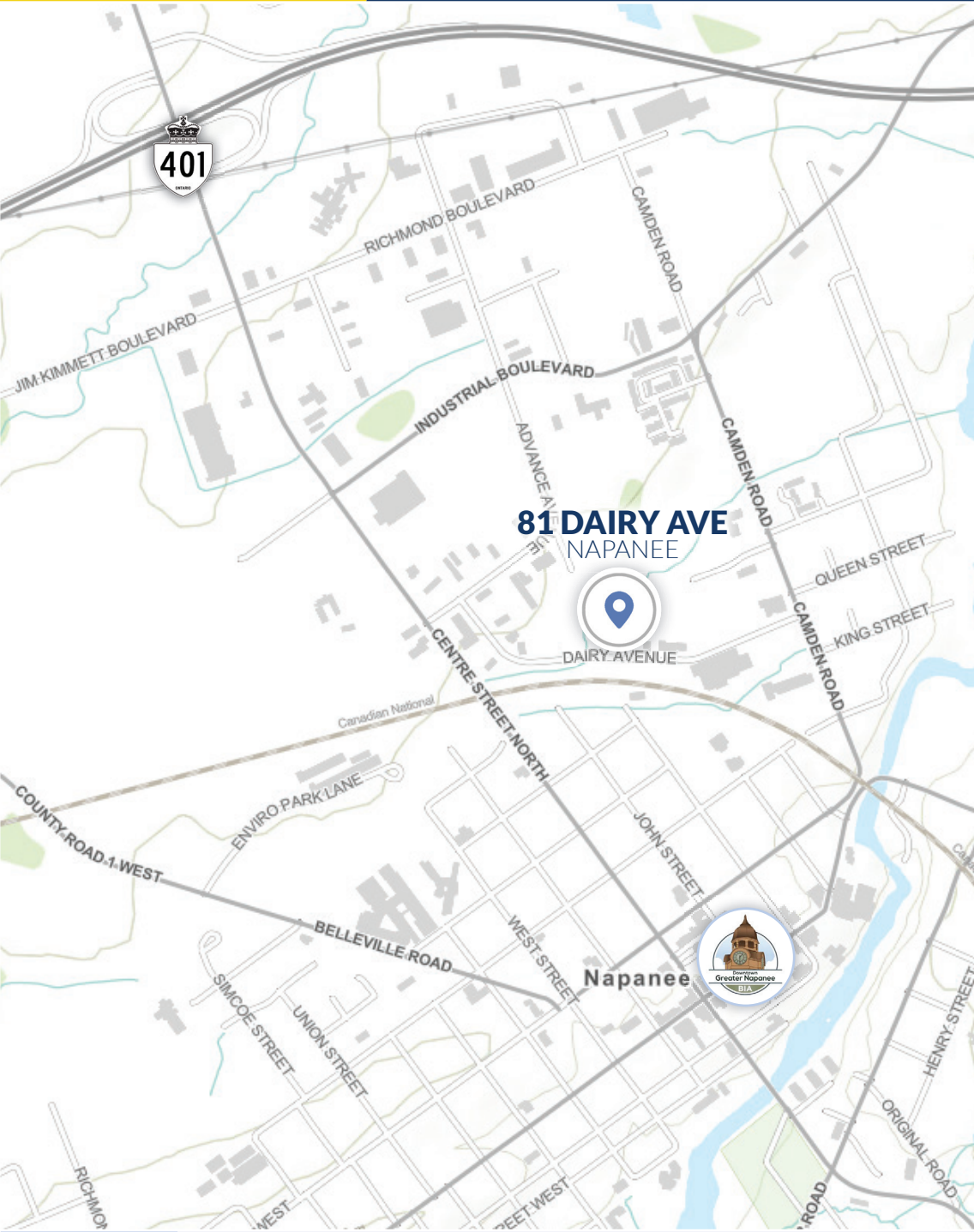
81 FT

36 FT



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NEIGHBOURHOOD HIGHLIGHTS

RESTAURANTS

- Mama Mia's Pizzeria
- Queen's Pub
- Spuds Restaurant
- Itty Bitty Diner
- Wendy's
- McDonald's
- Tim Hortons

LOCAL BUSINESS

- Symmetry Salon & Spa
- Algonquin & Lakeshore Catholic School Board
- Battlefield Equipment Rentals
- Enterprise Rent-a-Car
- Service Ontario
- Ontario Provincial Police
- Esso
- Hostess Frito-Lay
- Canteen Canada
- FireRein
- Canada Employment & Immigration Office

GROCERY

- Metro
- No Frills

NAPANEE ONTARIO

Napanee is recognized for its well-preserved historic main streets with brick commercial buildings lining both sides of the street. The Napanee River gave the town's industry direct water access to Lake Ontario and the various ports around it. Today, the bustling side of Napanee lies next to the Macdonald-Cartier Freeway in the north side of town. Chain restaurants, hotels and fast-food outlets crowd around the Highway 41 interchanges with Highway 401, welcoming travellers to the town.

