

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

✉ pchapman@rtcr.com

Cell: 613-583-3008

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

☎ 613-384-1997

**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:

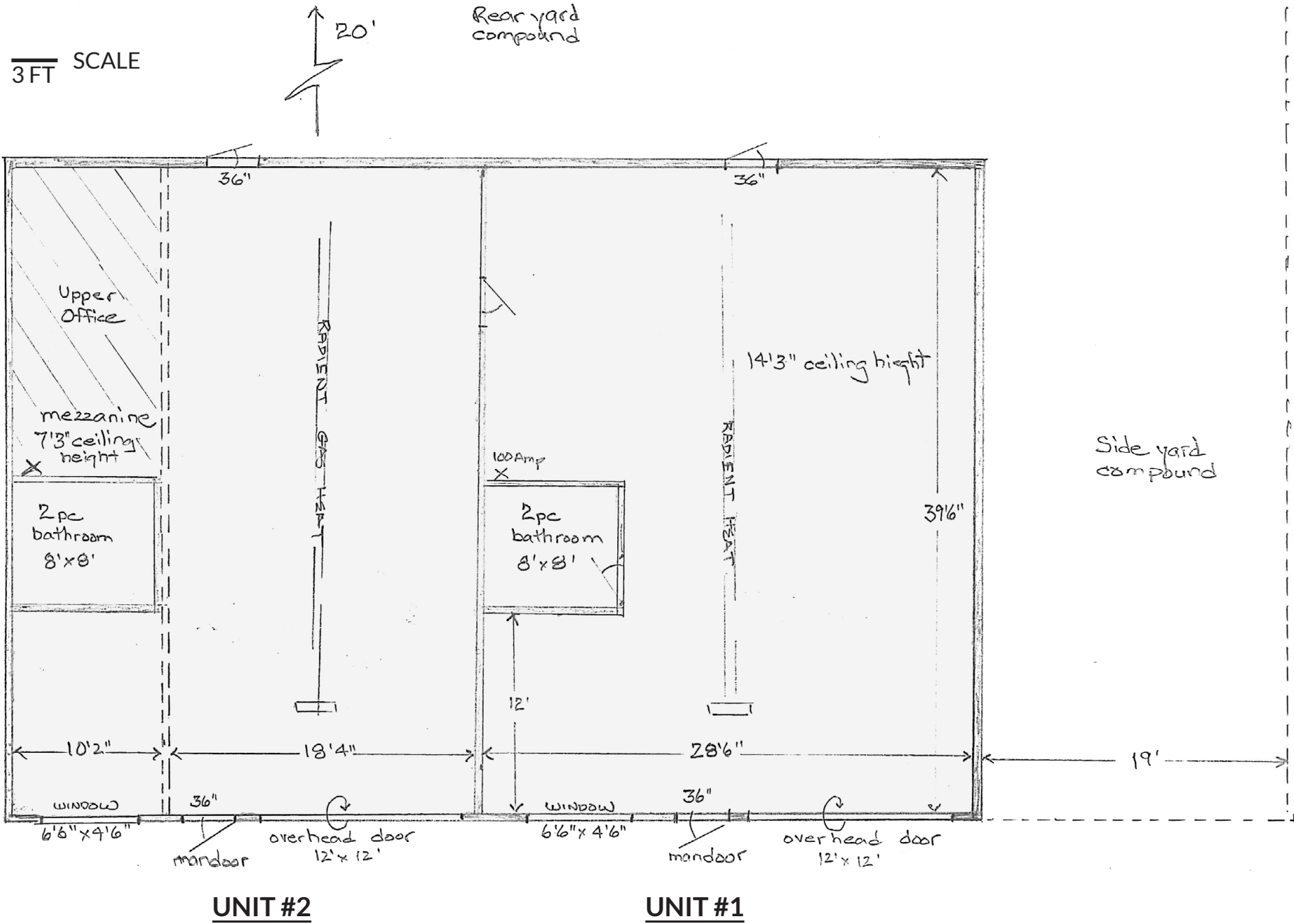
- 12'X12' overhead door with automatic lift
- Interior measurements of 1,200 sf
- 200 amp, 220 volt
- Natural Gas Heat
- 2 piece bathroom
- Municipal sewer and water



FOR SALE

TWO INDUSTRIAL CONDOS AMHERSTVIEW

FLOOR PLAN

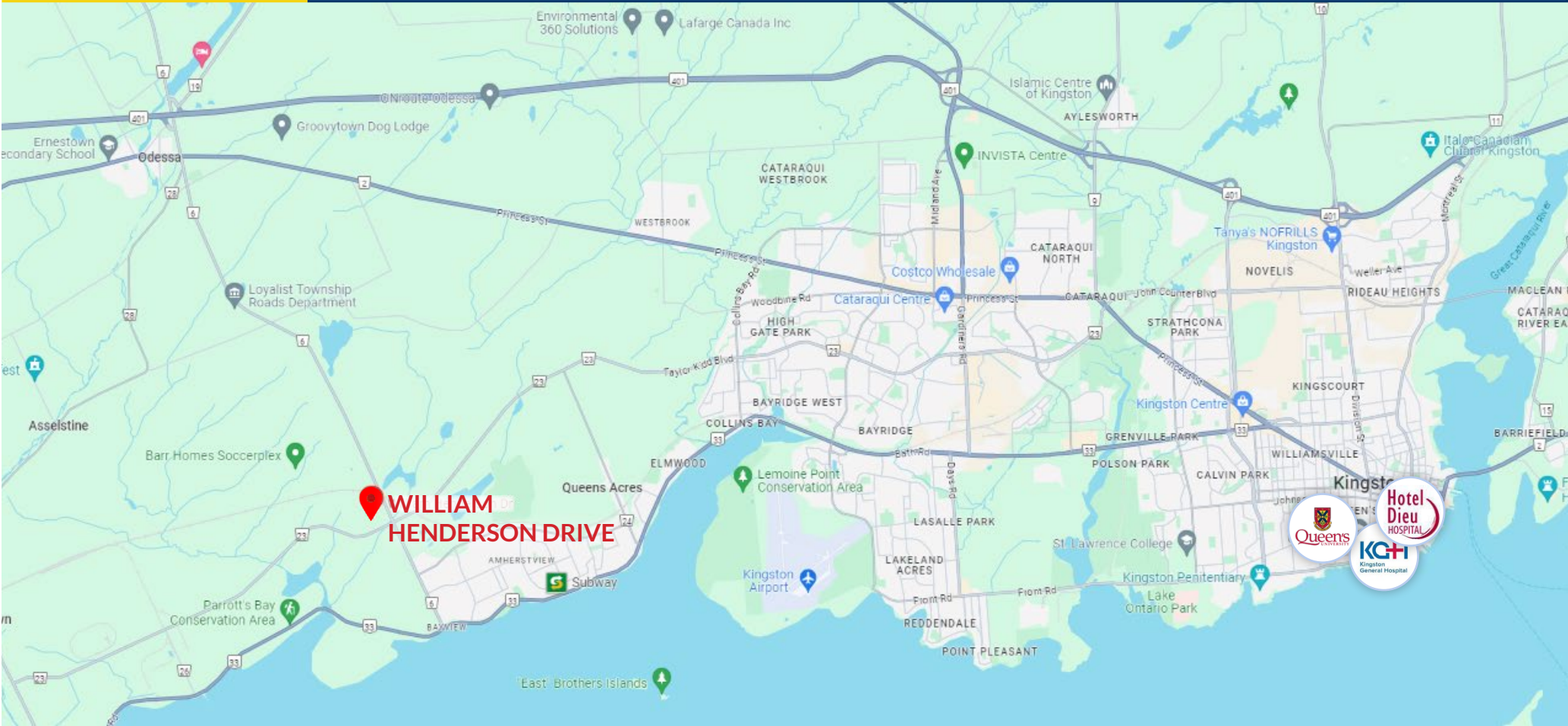


All information provided is deemed reliable but is not guaranteed and should be independently verified. For additional information regarding this and other listings, please visit our website at www.rtrcr.com.

Rogers & Trainor

FOR SALE

1 & 2 - 113 WILLIAM HENDERSON DRIVE



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.

