



For Sale: 16,000 SF

38 Bruce Crescent Carleton Place, ON

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38 Bruce Crescent, Carleton Place, ON

16,000 SF building available for sale in Carleton Place, ON.



Size
16,000 SF
Lot Size
1.705 acres



Price
\$2,595,000
Taxes
\$17,000



Listing Agent
Ian Shackell*
Partner
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Loading
3 drive-in doors



Availability
December 2024

Matt Shackell*
Vice President
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Power
240v, 400 amps, 3 phase

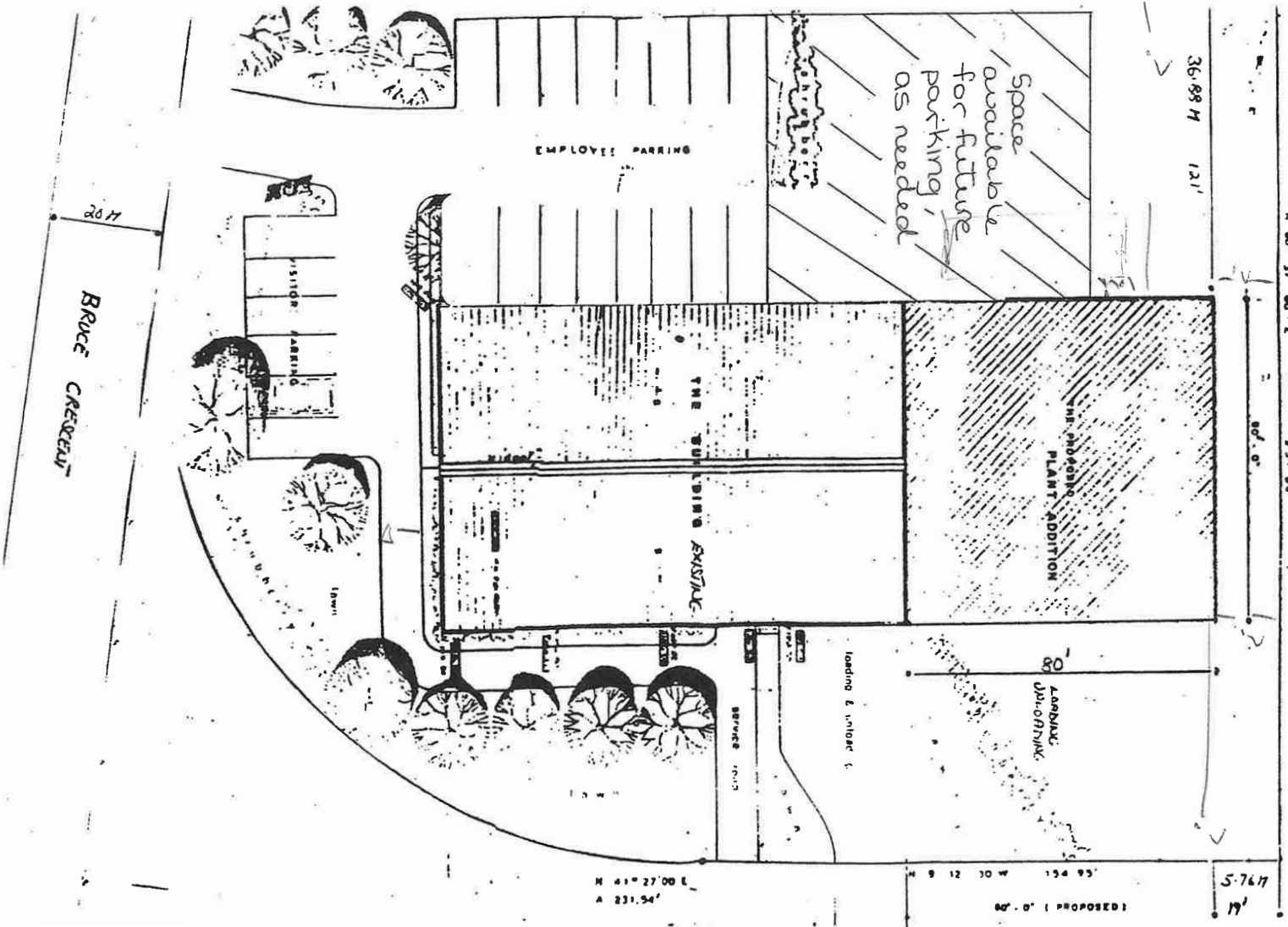
*Sales Representative

Property Highlights

- Height of building in the centre is 17.5' and 16' where the roof meets the walls
- Height at elevated roof is 24.5'
- Sprinkler system, backflow water valve installed
- Phase II environmental program to be ready by mid-September
- Approximately 1,000 SF mezzanine above office area, wood floors throughout

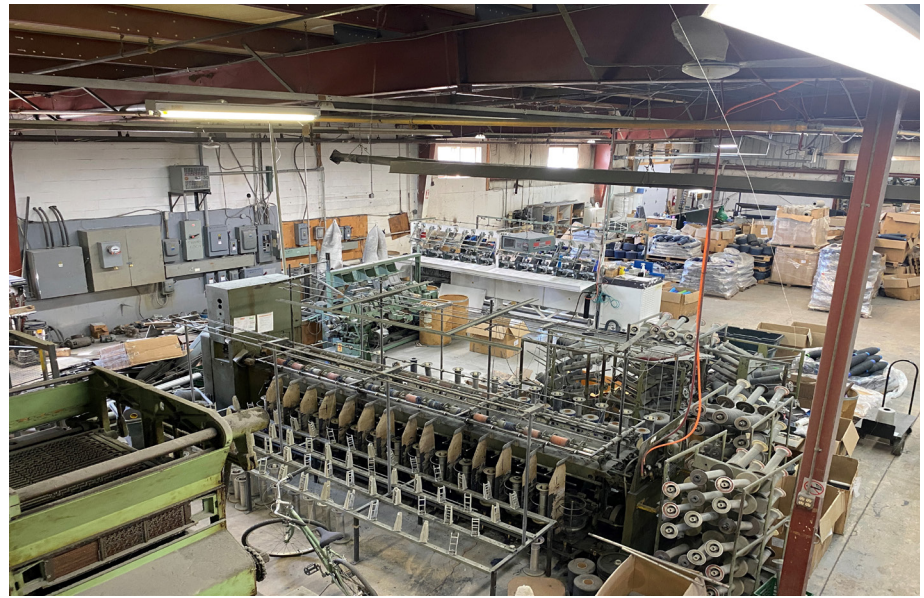
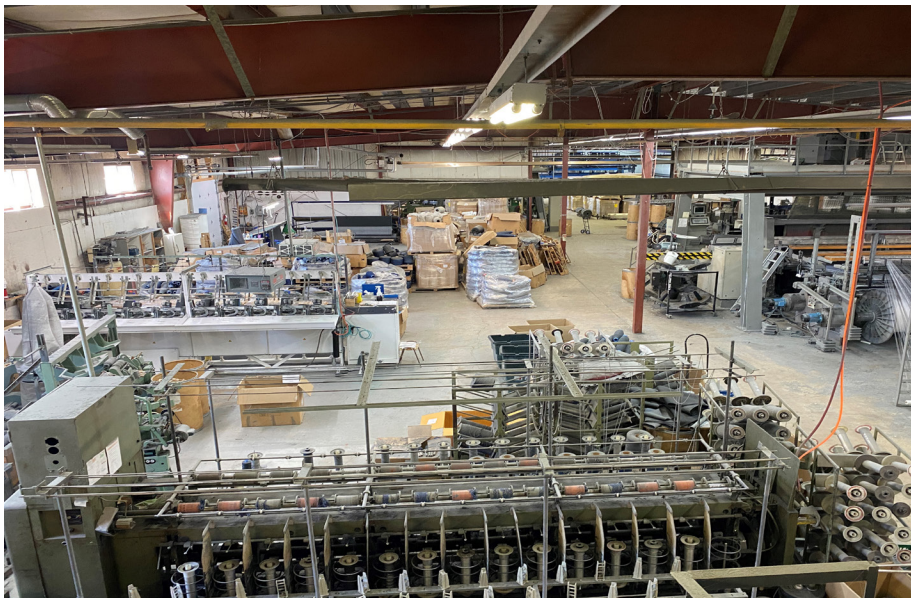
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Site Plan



38 Bruce Crescent, Carleton Place, ON

Photos

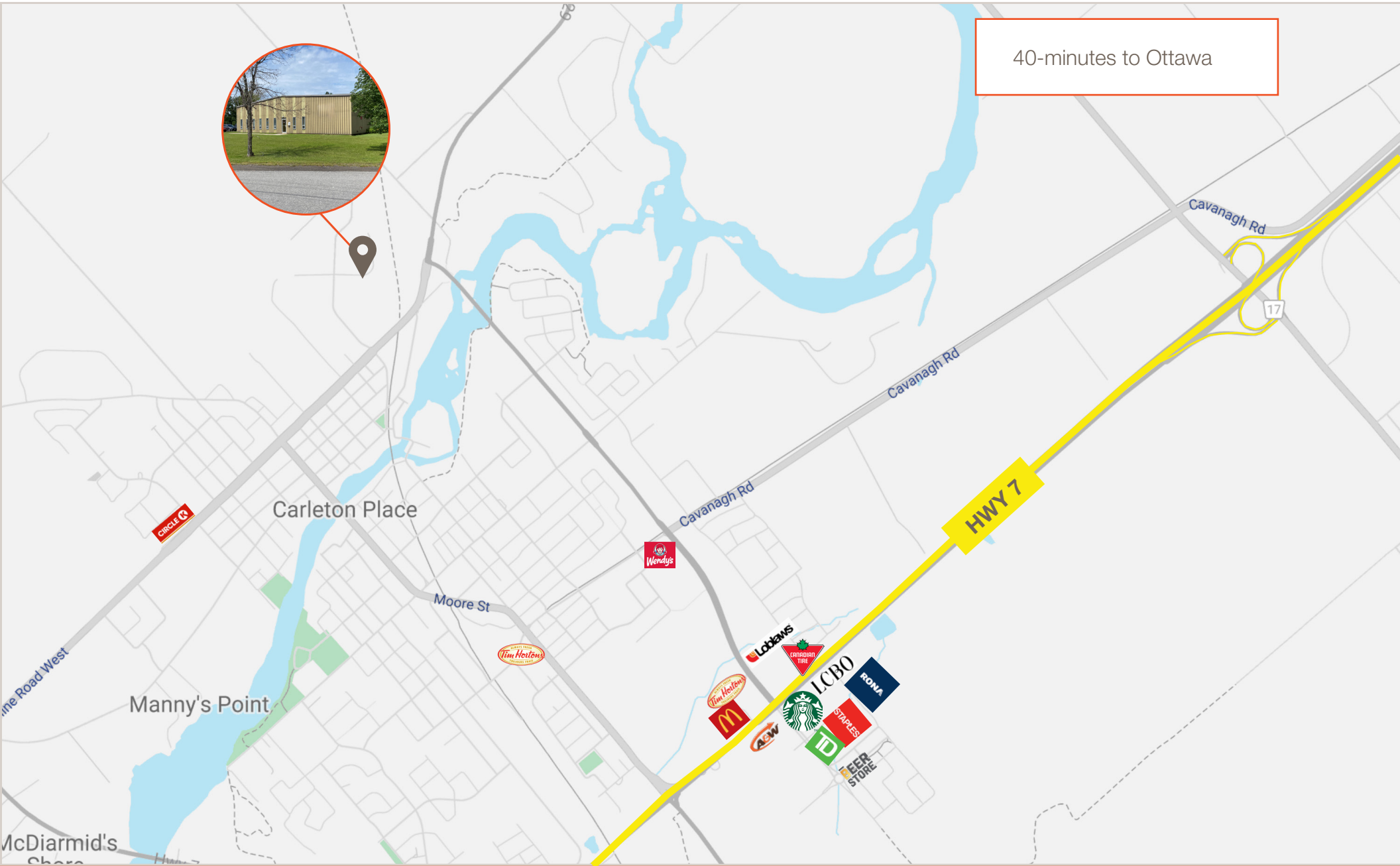


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Location Map



40-minutes to Ottawa



Carleton Place

Manny's Point

HWY 7



McDiarmid's
Shore

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