

REDEVELOPMENT OPPORTUNITY WITH CASHFLOW

61

WOOLWICH STREET NORTH BRESLAU, ON.



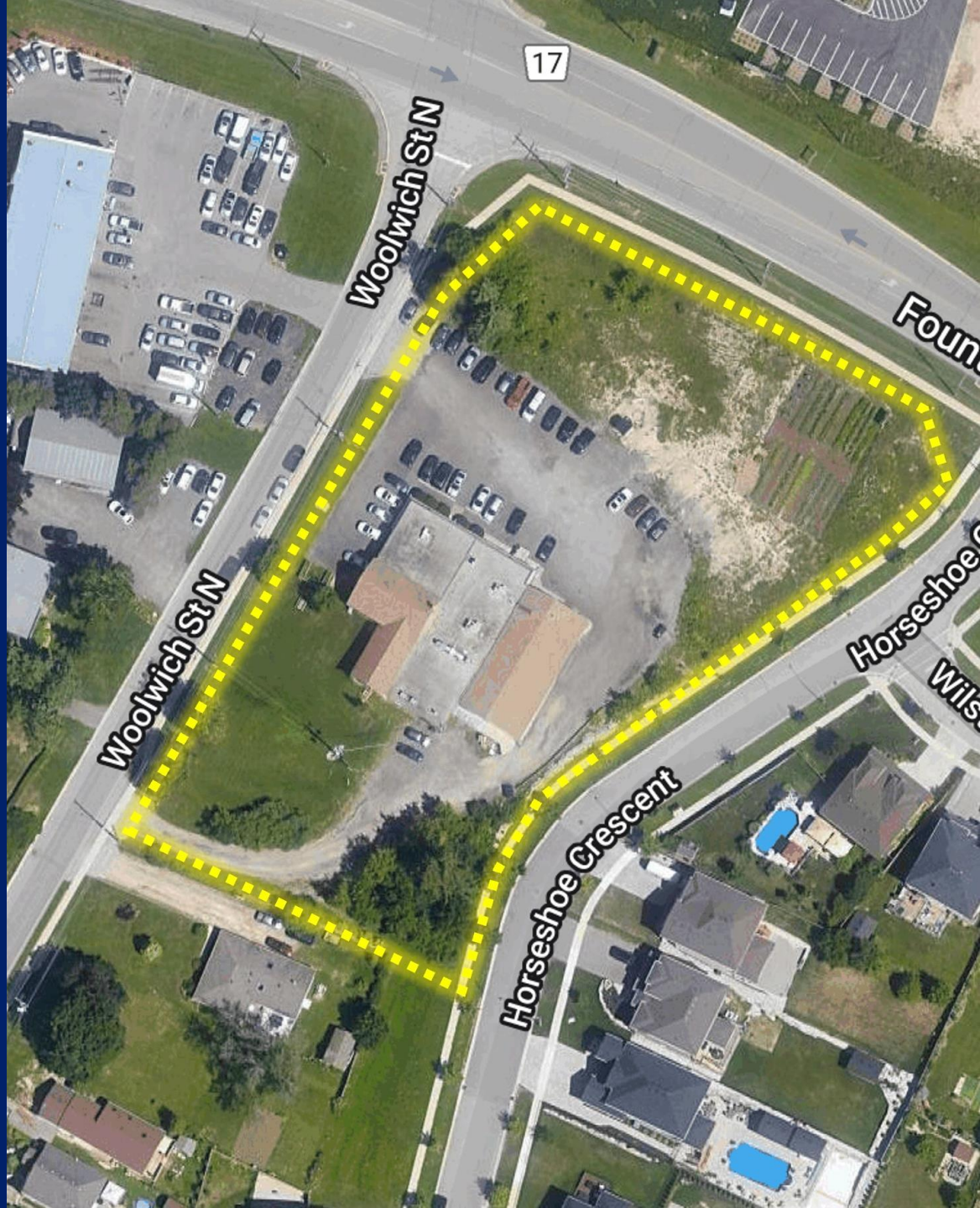
**COLDWELL BANKER
COMMERCIAL**

PETER BENNINGER
REALTY, BROKERAGE

JAMES BOUDREAU
BROKER

519.743.5211 X 3022

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OPTION #1 - BUILDING AND 2.1 ACRES

61 WOOLWICH STREET N.
BRESLAU, ON.



ASKING PRICE	\$4,300,000
PROPERTY TYPE	LAND & BUILDING
BUILDING SIZE	10,129 SQUARE FEET
LOT SIZE	2.108 ACRES 4 PARCELS
PROPERTY TAXES	\$17,363.58
ZONING	MU-3 VIEW ZONING

PROPERTY DESCRIPTION

Office/industrial building on 2.108 acres for sale. Centrally located with excellent access to Kitchener, Waterloo, Guelph and Cambridge.

Current building of 10,129 sq. ft. (mix of office and industrial space with dock level loading). Building is currently tenanted.

Building and 1 acre is available for reduced price and subject to severance.

PROPERTY HIGHLIGHTS

- Corner Site
- High Traffic Area
- Highway Access
- Major Highway
- Visual Exposure

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OPTION #2 - BUILDING AND 1 ACRE

61 WOOLWICH STREET N.
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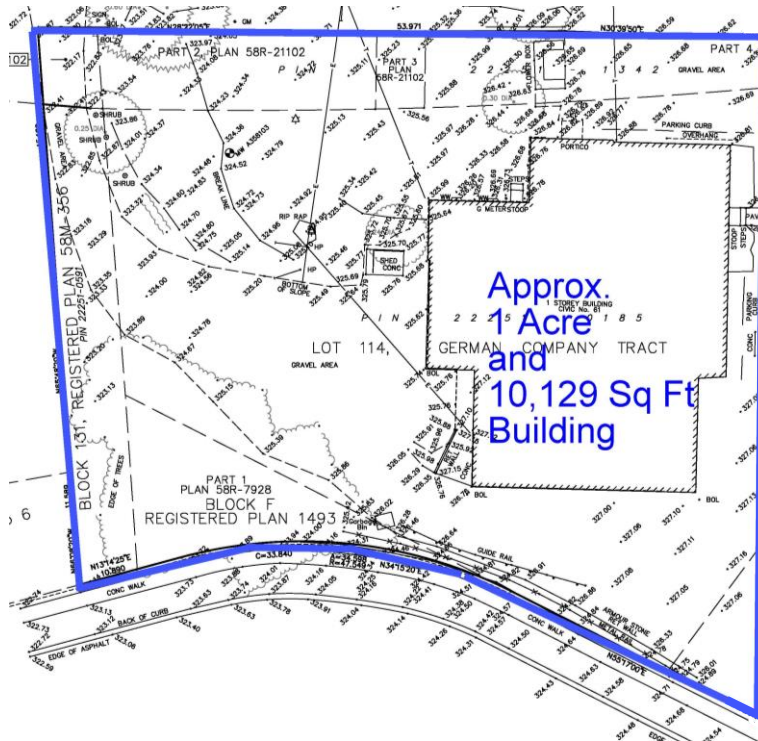


PARCEL NUMBER	PIN	LOT SIZE
PARCEL 1	222510185	1.019 ACRES
PARCEL 2	222510591	0.846 ACRES
PARCEL 3	222510590	0.072 ACRES
PARCEL 4	222511342	0.171 ACRES

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PROPERTY DETAILS | BUILDING WITH 1 ACRE

61 WOOLWICH STREET N.
BRESLAU, ON.



ASKING PRICE	\$2,750,000
PROPERTY TYPE	LAND & BUILDING
BUILDING SIZE	10,129 SQUARE FEET
LOT SIZE	1 ACRE
PROPERTY TAXES	TBD
ZONING	MU-3 VIEW ZONING

PROPERTY DESCRIPTION

Office/industrial building on 1 acre (subject to severance)



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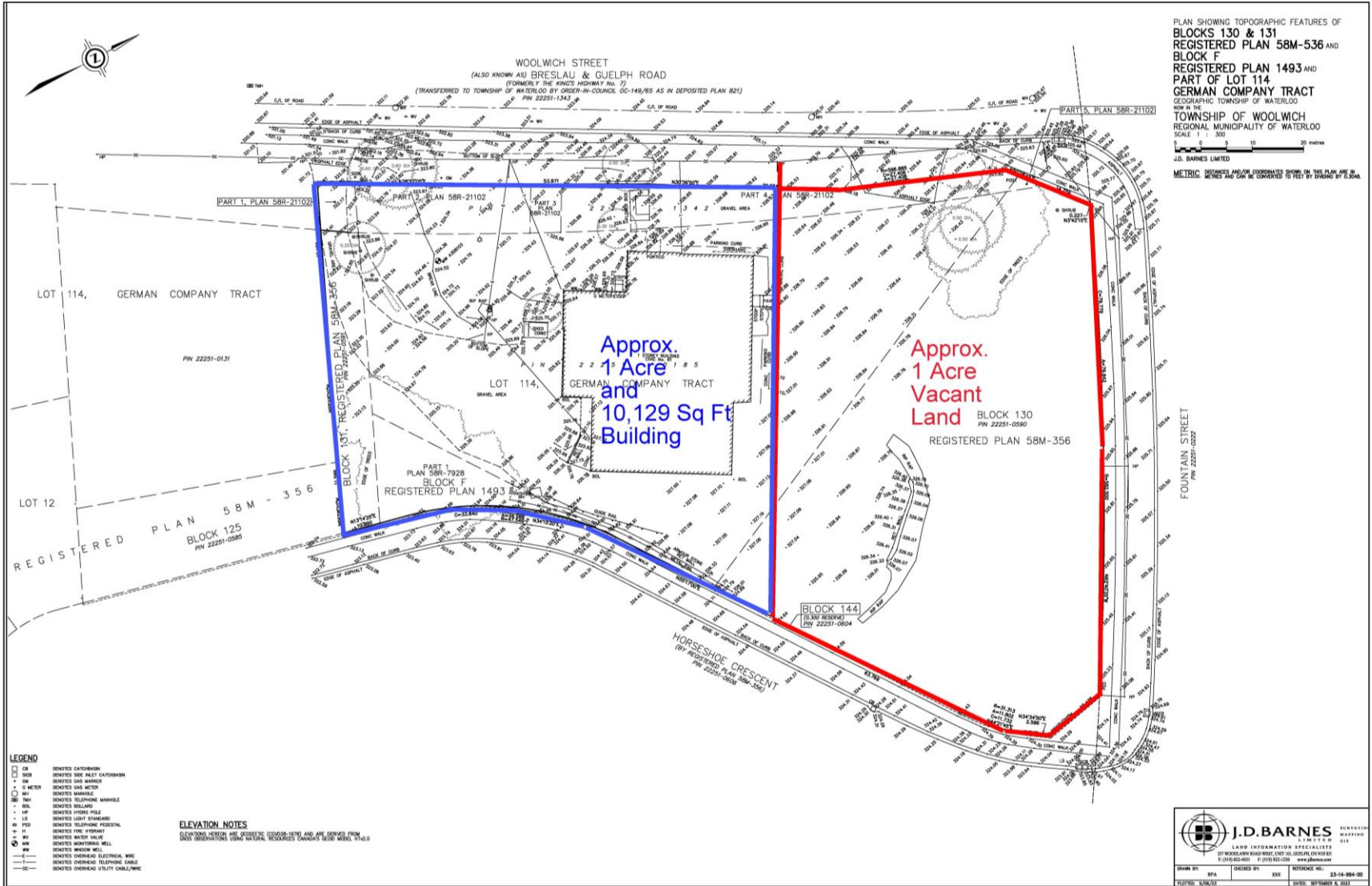


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SEVERANCE DIAGRAM

61 WOOLWICH STREET N.
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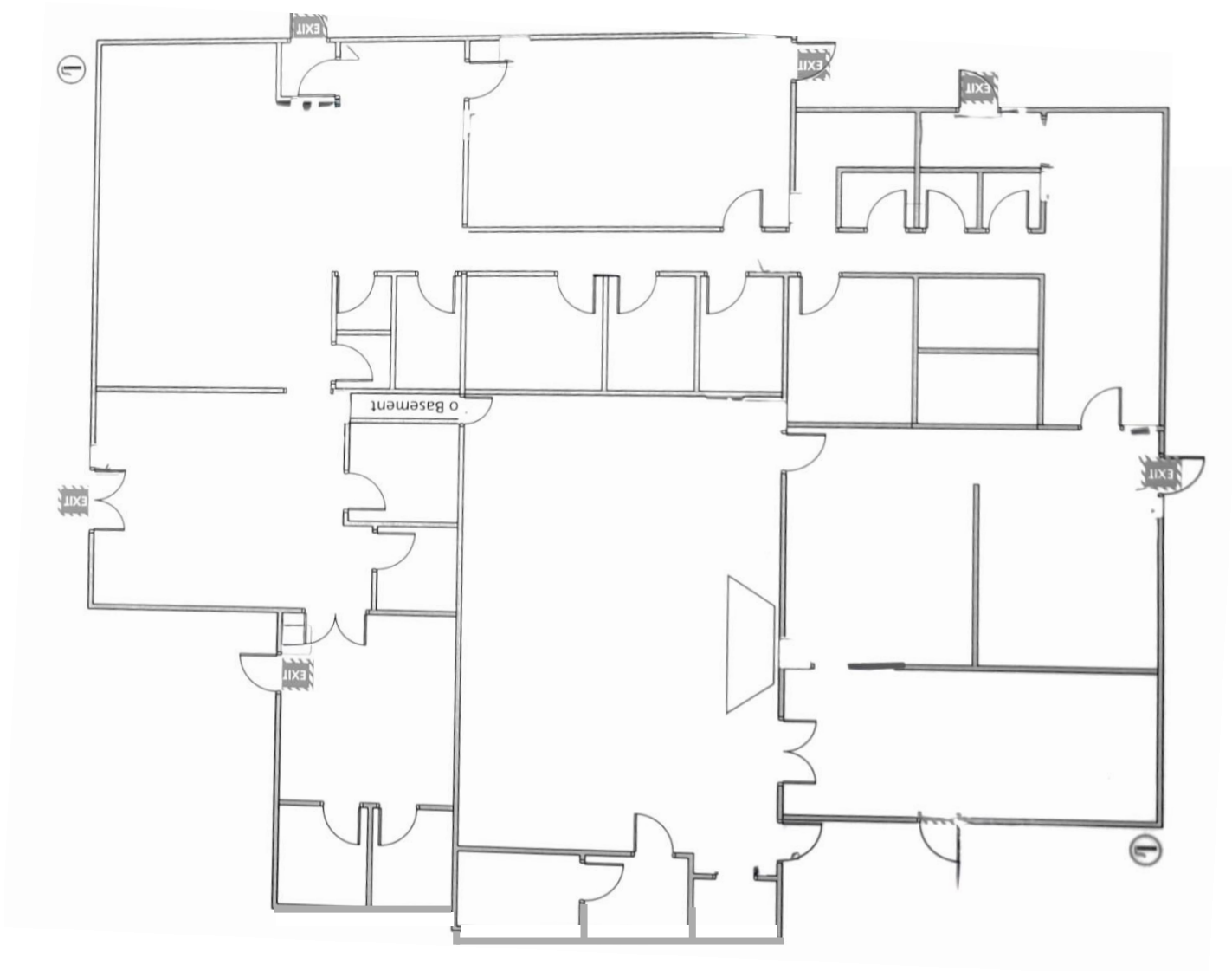
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BUILDING FLOOR PLAN

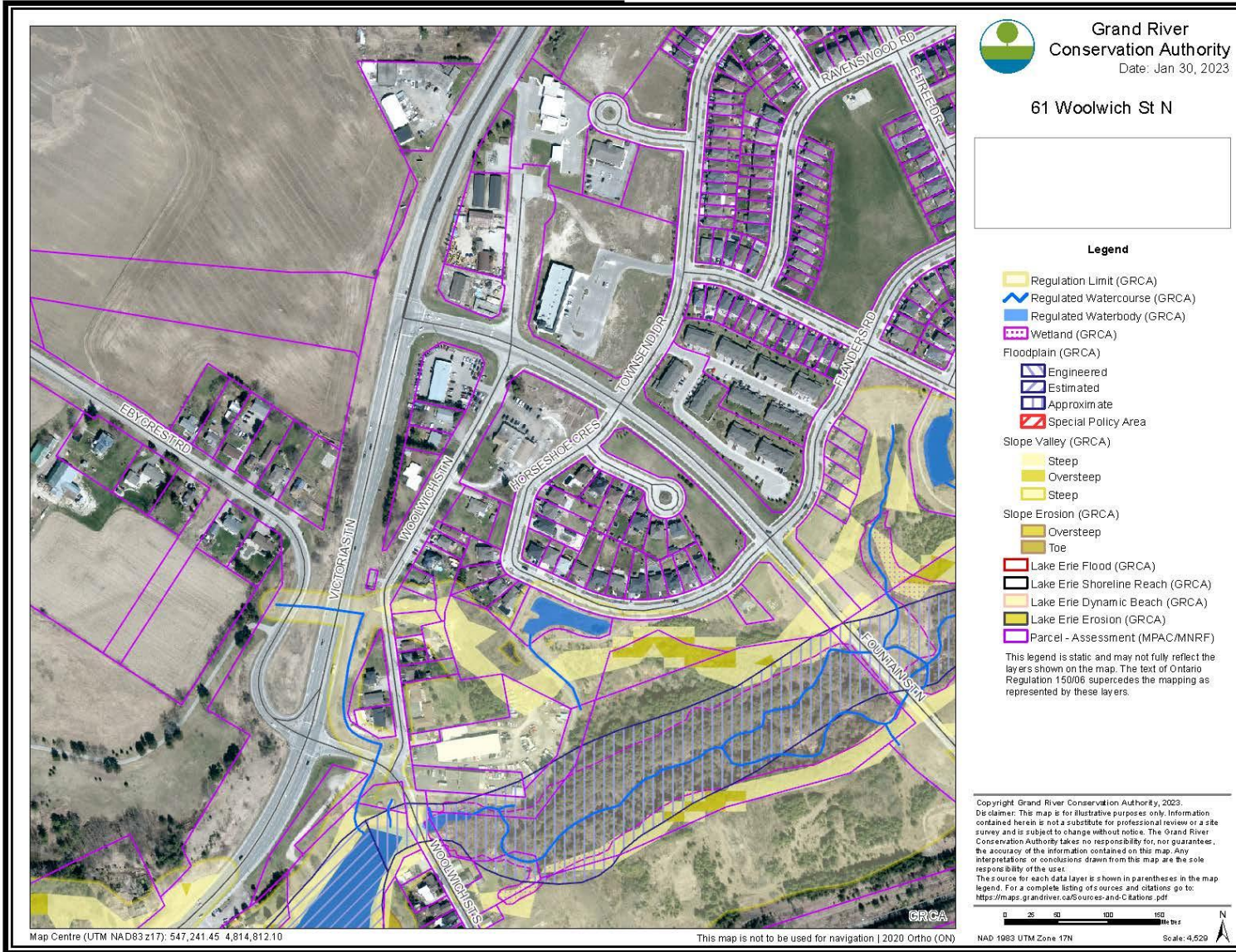
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Grand River
Conservation Authority
Date: Jan 30, 2023

61 Woolwich St N

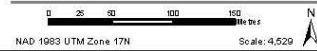


Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)**
 - Engineered
 - Estimated
 - Approximate
 - Special Policy Area
- Slope Valley (GRCA)**
 - Steep
 - Oversteep
 - Steep
- Slope Erosion (GRCA)**
 - Oversteep
 - Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)

This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supercedes the mapping as represented by these layers.

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The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/Sources-and-Citations.pdf>



Map Centre (UTM NAD83 z17): 547,241.45 4,814,812.10

This map is not to be used for navigation | 2020 Ortho (ON)

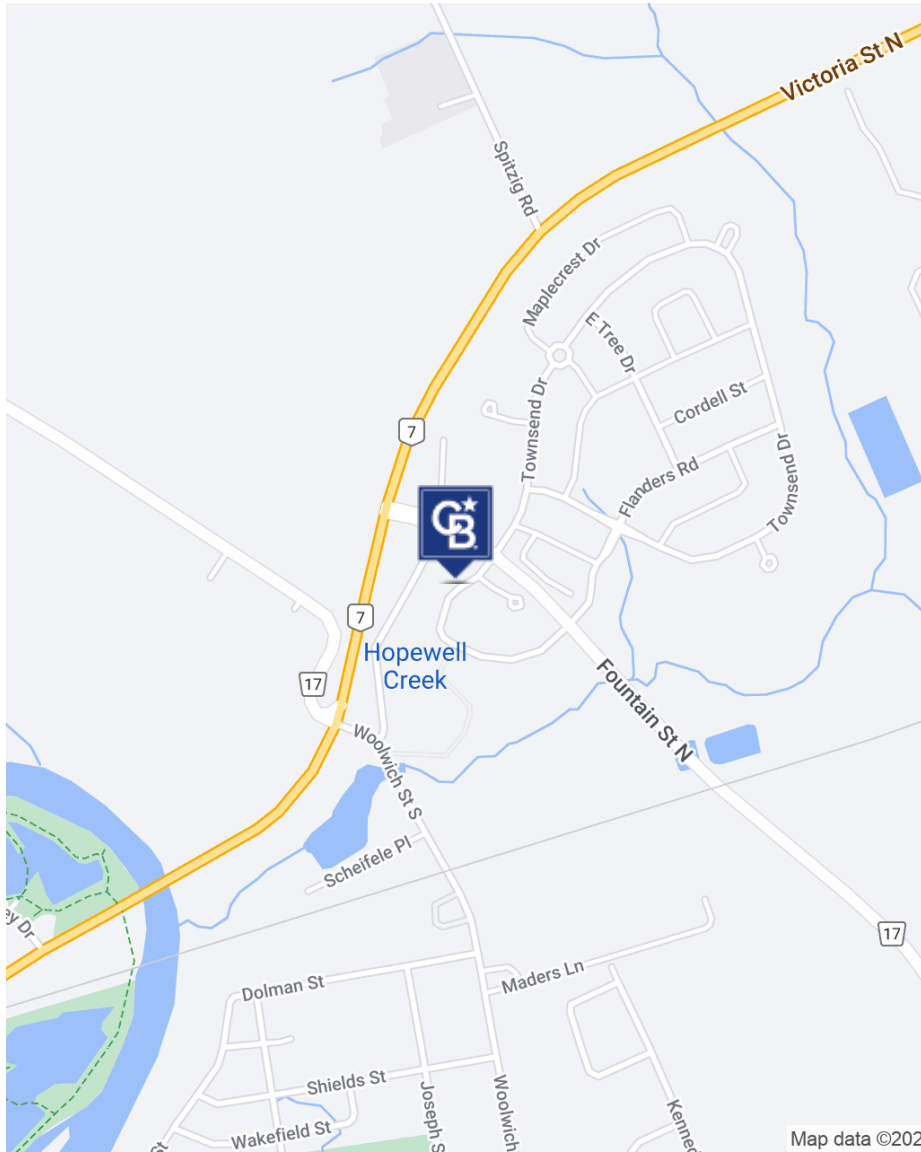
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LOCATION MAP

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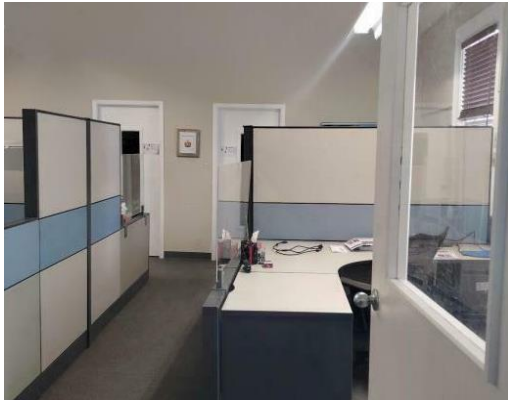


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PROPERTY PHOTOS

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