

FOR SALE

426 Dolph Street N.

Cambridge, ON



ROUSE REALTY
COMMERCIAL

The Opportunity

PROPERTY OVERVIEW

+/-14,000 SF industrial building on 1.52 acres. The property features 12' clear height, eight (8) drive-in doors, 600V/400A electrical service and a fully secured yard. The property is centrally located within the community of Preston (Cambridge) with convenient access to Highway 24, Highway 8 and Highway 401. Close proximity to major arterial roadways and many amenities within the downtown core including (ie. Restaurants, Banks, Gas Stations, etc.)

PROPERTY DETAILS

Total Building Size: ±14,000 SF

Office Size: ±950 SF

Total Acres: ±1.52 Acres

Shipping: 8 - Drive-In Doors

Power: 550/600V 400A

CCH: 12'

Heating/Cooling: Overhead heating units

Zoning: M-3

Proximity to Highway 401: 5.1KM

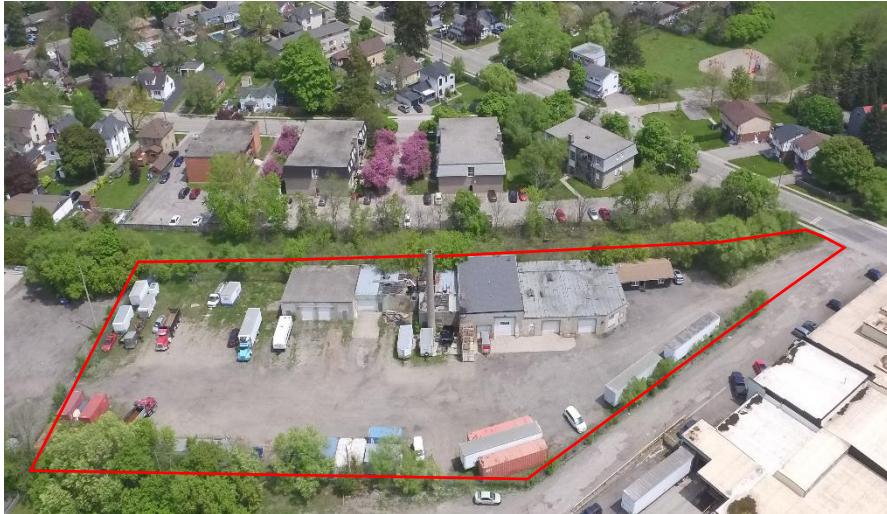
Property Taxes: \$15,553.94 (2024)

List Price: \$2,999,000.00



The Opportunity

PROPERTY PHOTOS

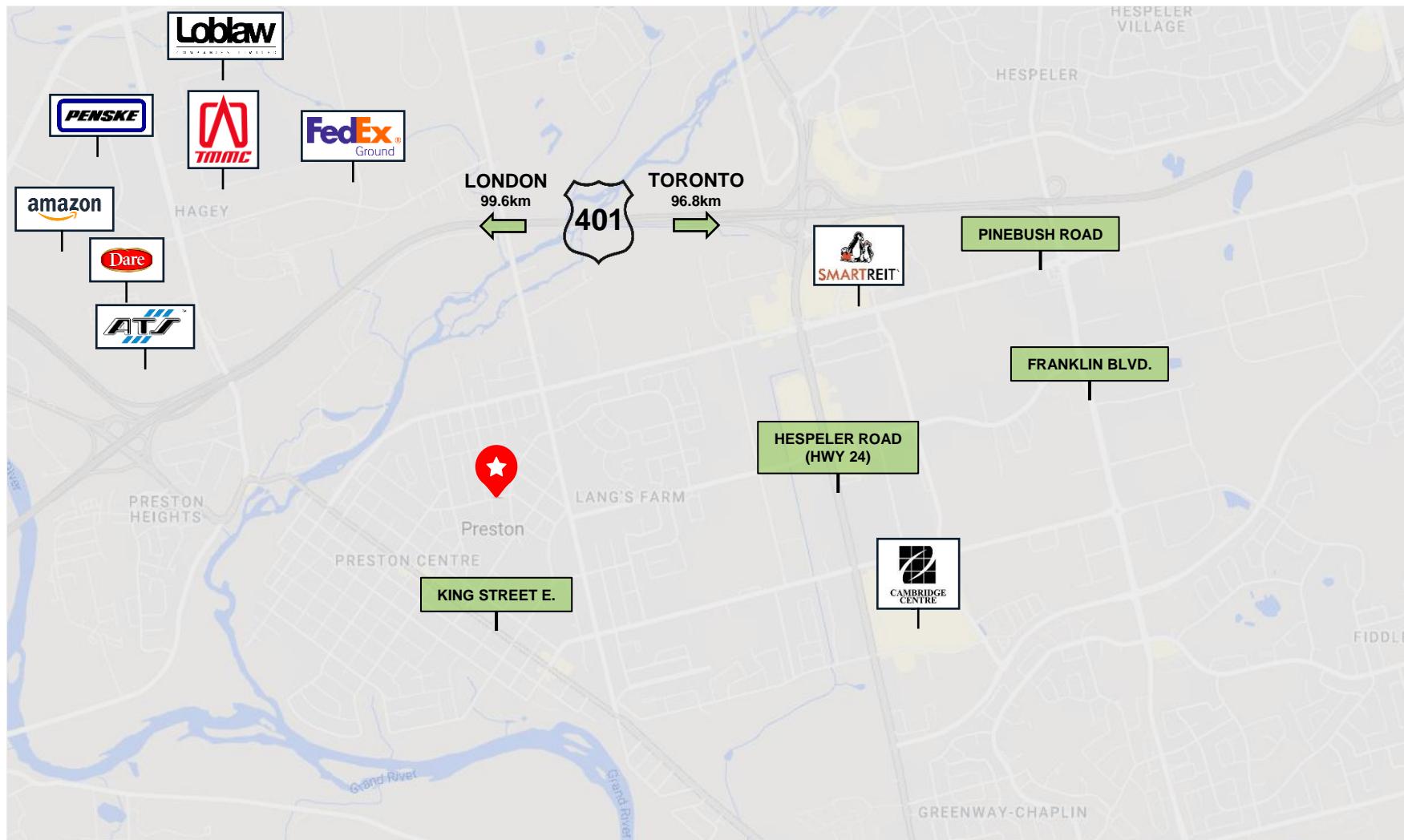


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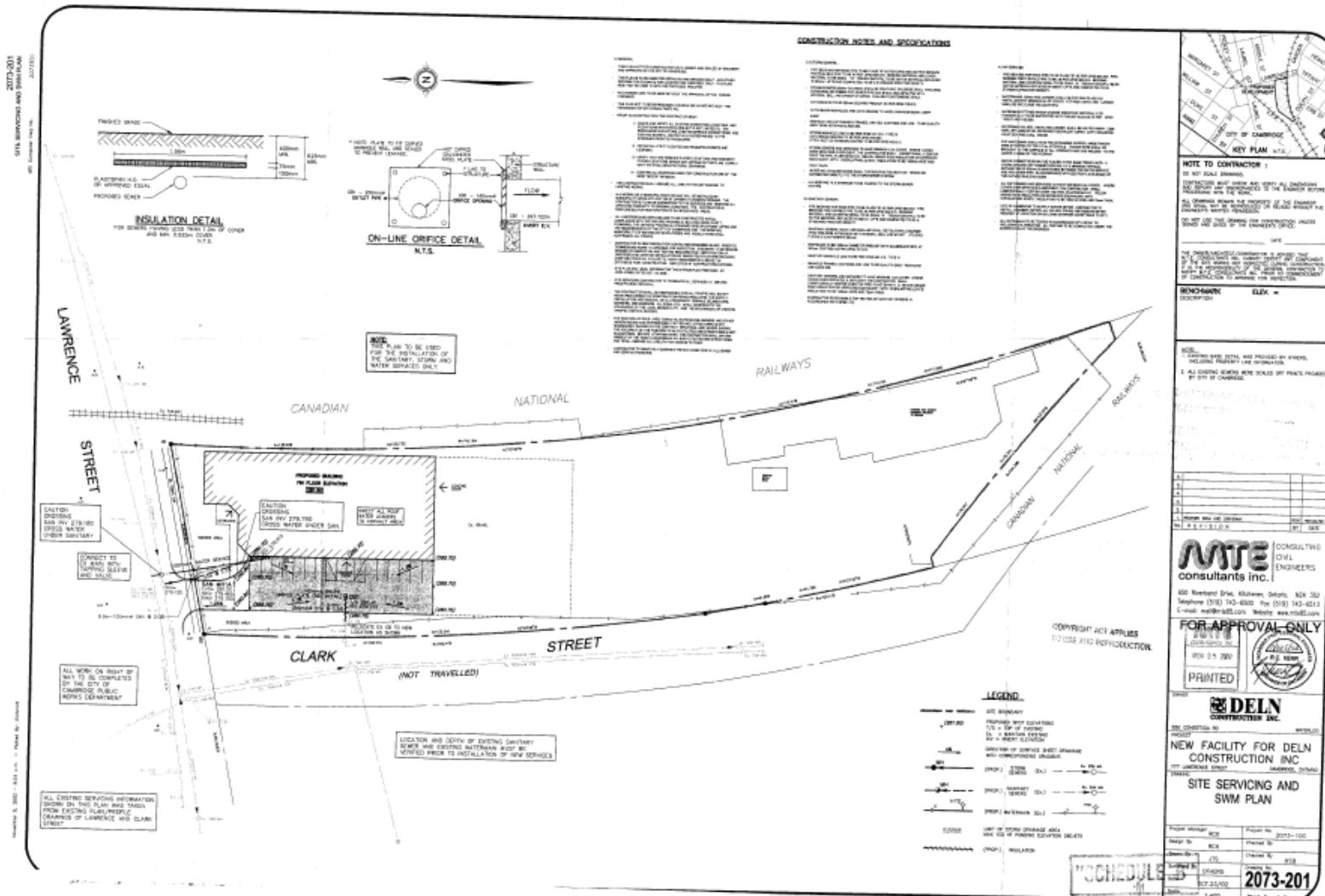
Neighbourhood Overview

PROPERTY LOCATION



Property Snapshot

SITE PLAN



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For Information
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