



417 Harmony Road | Ayr

# Well Located, Turn-Key Sand Blasting, Painting & Coating Facility **For Sale**

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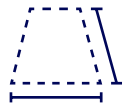
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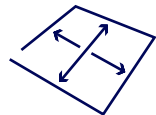
# Property Overview

Rare opportunity to purchase a well-located turn-key sand blasting, painting, and coating facility on 1.15 acres featuring two fully equipped buildings. Building 1 includes a 1.5 million BTU gas air makeup unit, four paint exhaust fans, fire suppression systems, gas tube heaters, and oversized access doors. Building 2 offers state-of-the-art sand blasting and storage bays with 20k CFM dust collector, 800 CFM air dryer, air receiver tank, 10,000 lb sand bin, and oversized doors. Additional features include 600 SF of well-maintained office space with a newer roof and a 650 SF Quonset hut for extra storage or workspace.

## For Sale: \$2,995,000



10,628 SF  
**Total Area**



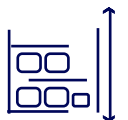
1.15 AC  
**Lot Size**



Close to  
**Hwy 401**



Z11  
**Zoning**



20'  
**Clear Height**



7 Drive-In  
**Shipping Doors**





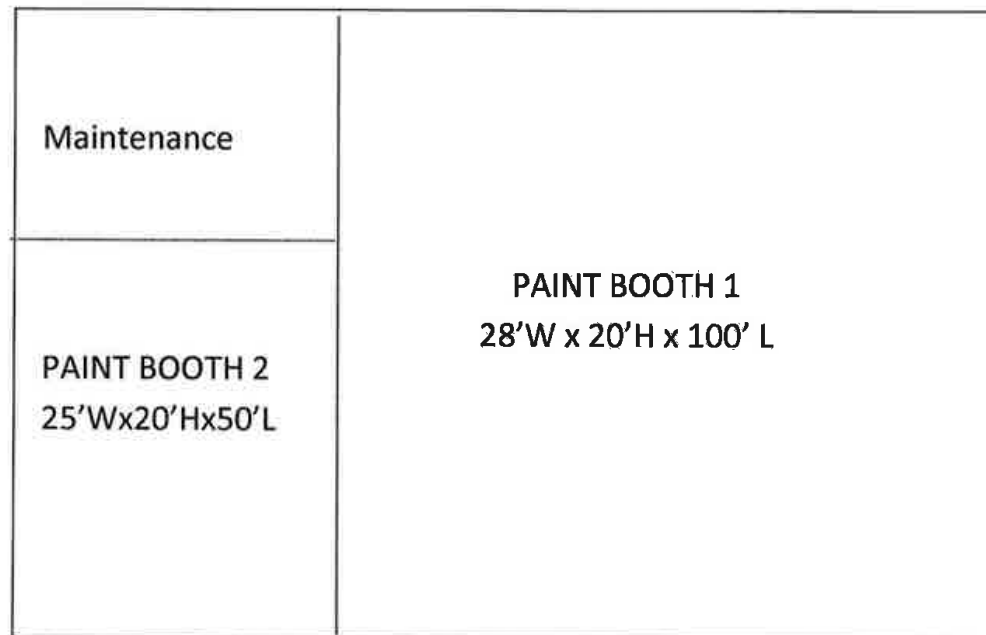
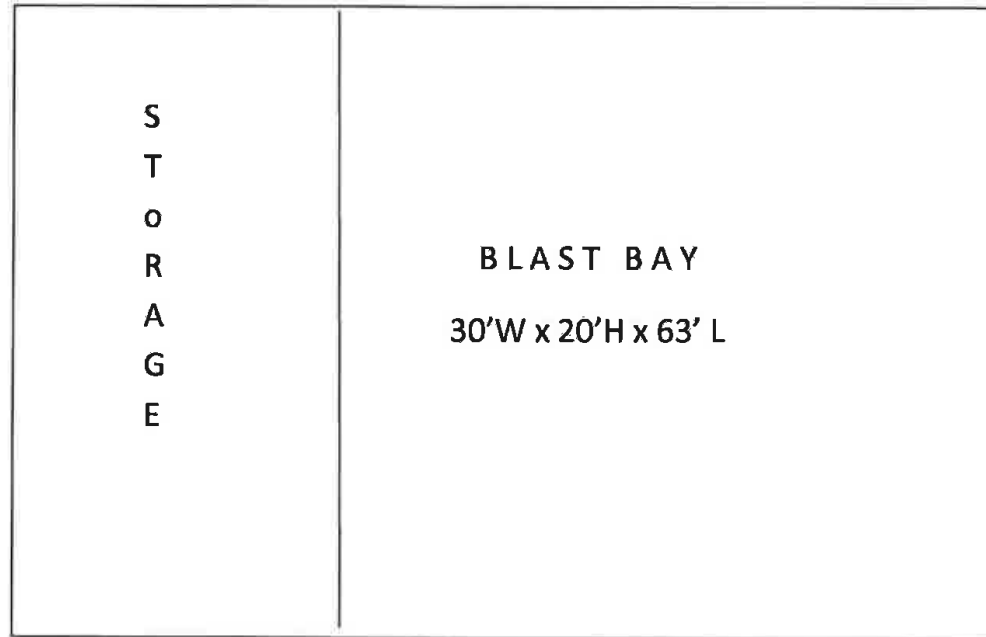


HWY  
401

HWY  
401



# Floor Plans





# Zoning Overview

## Z11 Permitted Uses

- Any light to medium industrial use providing light to medium scale processing, manufacturing, packaging, assembly, production, fabrication, warehousing, testing, treating, storage of goods / products, or finishing, and having minimal adverse effects for nearby sensitive land uses.
- Distributing or Transportation Operation
- Veterinary Clinic or Office
- Contractor, Building Supplies Dealer/Outlet or Sawmill
- Automobile Service Station
- Farm Equipment Sales and Service
- Warehousing or Indoor Storage
- Wholesale Outlet or Showroom
- Bank, Restaurant or Catering Service
- Parking Lot or Garage Public
- Service or Repair Enterprise
- Trucking or Transportation Enterprise or Terminal
- Sales or Servicing of Motor Vehicles or Machinery
- Boats, Bus & Trailer Display, Service and Storage





Accelerating success.

# Colliers

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