

# For Sale



6148 32 SIDE ROAD, HALTON HILLS | \$1,649,000

COMMERCIAL/INDUSTRIAL  
PROPERTY ON 1.40 ACRES

Denise Dilbey, Broker, CCIM, SRS, ABR, CIPS, SRES, MCNE,  
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# Property Photos



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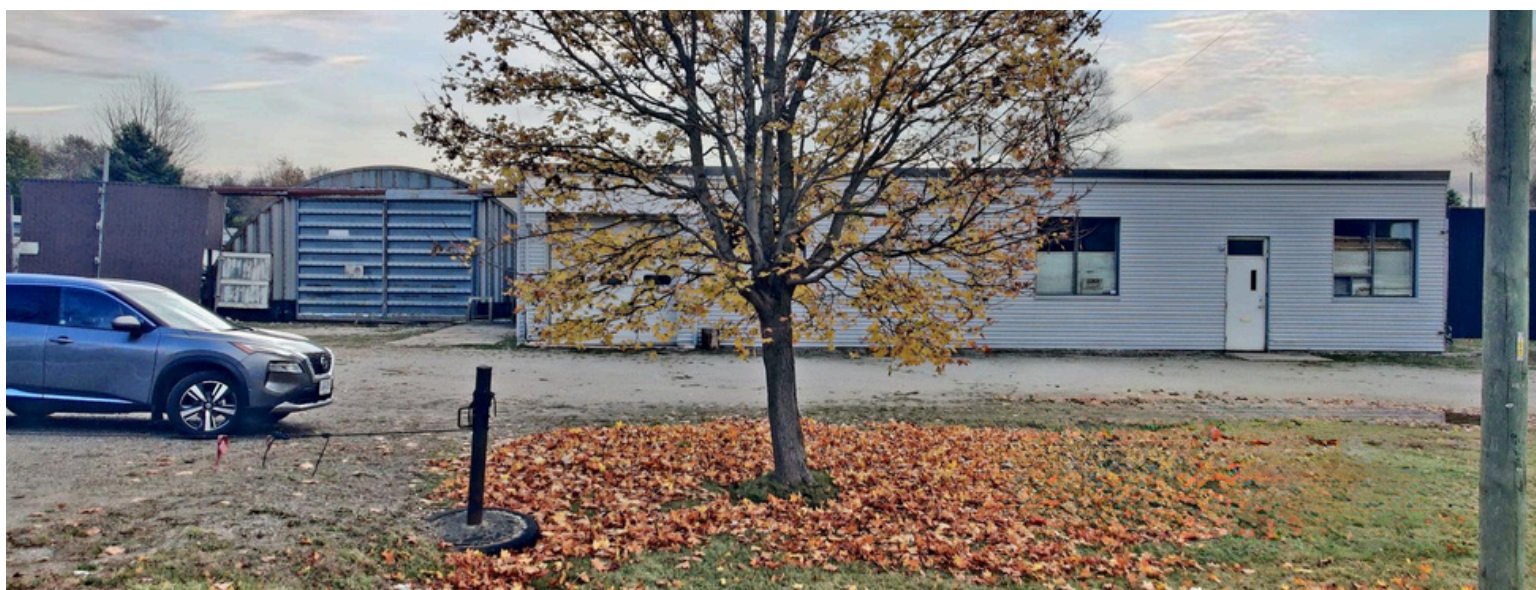
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# Property Details

- A unique opportunity to own a long-established, licensed automotive recycling and salvage operation on 1.40 acres in rural Halton Hills.
- Operating continuously since 1985, this property holds a current, renewed salvage licence and carries valuable legal non-conforming status, allowing the ongoing use as an auto-recycling yard under present zoning.
- The site is improved with two quality buildings: a 2,840 sq. ft. heated general-purpose building featuring an office and washroom, and a 2,400 sq. ft. insulated, heated steel structure ideal for workshop, parts storage, or other operational needs.
- Both offer ceiling heights of 13 ft and 15 ft, with multiple grade-level overhead doors (12.9 x 18.6 ft, 10 x 10 ft, 8 x 9 ft, and 6.5 x 8 ft) and a robust 600 amp, 240-volt, 3-phase electrical service.
- The yard area is organized for vehicle and material storage consistent with recycling operations, supporting recovery and reuse of metals and components.
- The property is secured by a monitored alarm and camera system.
- A rare find in Halton Hills-an established and fully licensed recycling / Salvage facility with strong operational infrastructure and the flexibility to continue or repurpose under Rural Cluster Commercial, RCC zoning.
- Property being offered as is where is without implies warranties or representation.
- ESA Phase II available.
- Please do not enter the property without an appointment.
- This property offers an ideal location on paved road close to Hwy 7 within 15 minutes of Guelph, Georgetown and Acton / North of Milton on Regional Road 125.

**PROPERTY OFFERED AT \$1,649,000**



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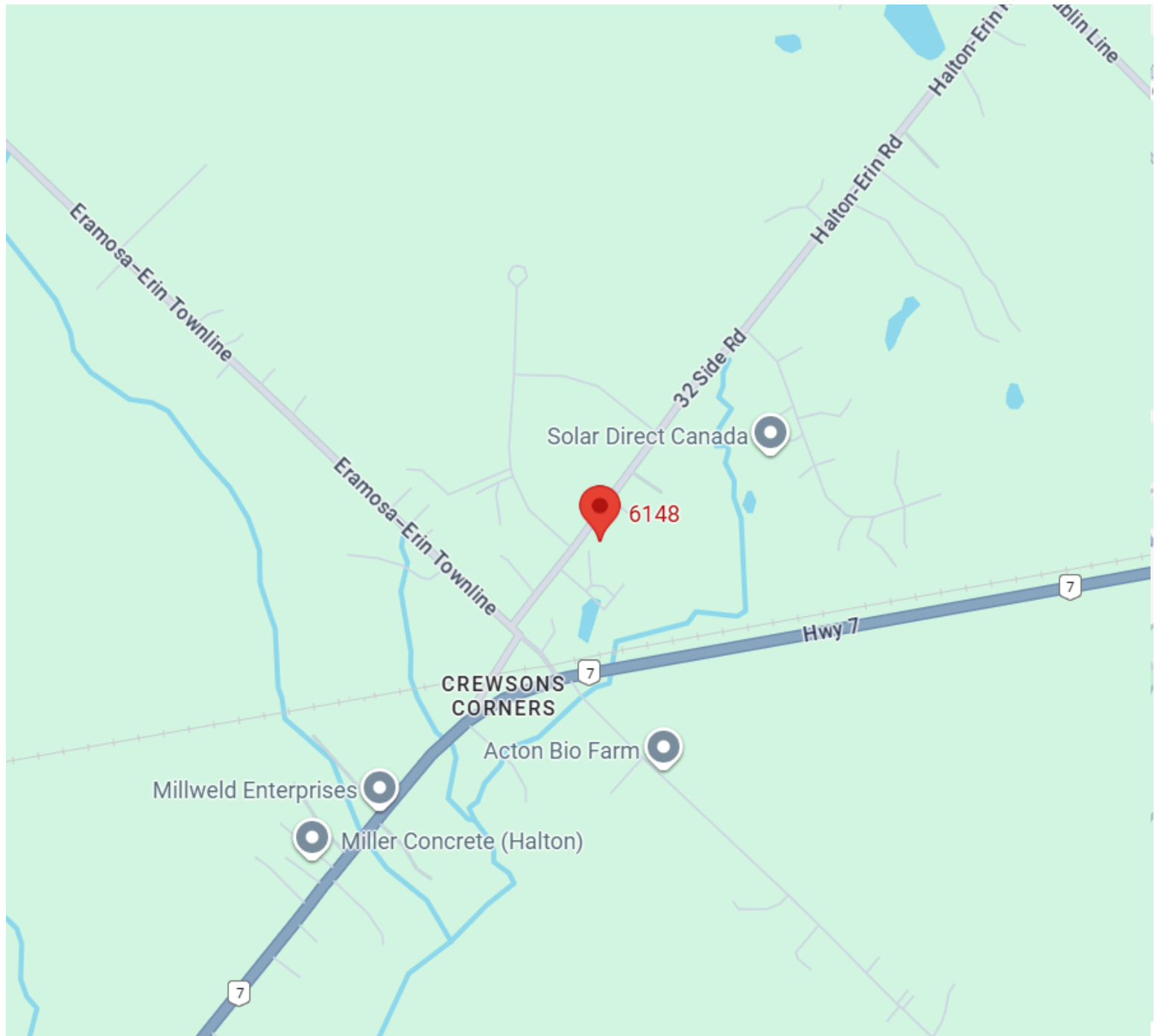
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# Location



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