

21899 OLD HWY 2

Bainsville, ON



FOR SALE
COMMERCIAL HIGHWAY LOT

7.8 acres (approx.)

21899 OLD HWY 2

PROPERTY INFORMATION



Municipal Address: 21899 Old Hwy 2, Bainsville, ON,
K0C 1E0



Zoning: CH (Commercial Highway)



Site Services at/near Property Line: Hydro



Land Size: 7.8 Acres (339,768 Sq. Ft.) (Approx.)



Lot Frontage/Depth: 330 Ft x 1,000 Ft

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PROPERTY DESCRIPTION



Strategically positioned with highway frontage and exceptional accessibility, this fully secured and fenced 7.8-acre commercial highway site is a rare opportunity for logistics, warehousing, and industrial users seeking versatile space with premium visibility. The property features two industrial buildings totaling over 8,000 sq. ft., offering high-clearance warehousing, functional office space, and a showroom. Key highlights include multiple drive-in doors, clear heights up to 14'5", a mix of open warehouse and private office configurations, and ample yard space for outdoor storage and fleet operations. With enhanced security, prime exposure, and seamless access to a high-demand corridor, this property is well-suited for a range of users looking to scale efficiently.

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BUILDING OVERVIEW - BUILDING 1 STRUCTURE

Building Dimensions: (Footprint = 40' x 104')

Larger Garage: 40 Ft. x 82 Ft. = 3,280 Sq. Ft.

Smaller Garage: 40 Ft. X 22 Ft. = 880 Sq. Ft.

Office Space: 19 Ft. x 15 Ft. = 290 Sq Ft.

Mezzanine: 19 Ft. X 15 Ft. = 290 Sq. Ft.

Additional Details

- New water softener system (Novo-Chem)
- New plumbing
- New bathroom / hot water tank
- New electrical / wall plugs workshop
- New Hi-Bay lights in garage
- Renovated office (Mezzanine)
- Aluminum tin interior walls & ceiling
- Exterior lighting (Photocell sensor)
- Alarm / surveillance system PTZ's
- Replaced garage door panels where needed / new thermal window panels
- Electric garage door openers with remote
- New garage door push springs for easier door closing
- New garage door safety sensors
- New garage door weather striping
- New 250 000 BTU propane heater (Modine) / 3 - 420 lbs tanks with Nee-Vo tank monitor system.



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BUILDING 1 PHOTOS

Renovated Industrial Garage

with double bay garage with 14' clear height, lower-level office, and upper mezzanine with additional office. Fully renovated interior with slab-on-grade construction and a separate rear one-bay garage.



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BUILDING OVERVIEW - BUILDING 2 STRUCTURE

Building Dimensions: (Footprint = 35' x 97')

Front Showroom: 30 Ft. x 23 Ft. = 690 Sq. Ft

Second Floor Office: 35 Ft. x 51 Ft = 1,700 Sq. Ft.

Smaller Garage: 25 Ft. X 35 Ft. = 875 Sq. Ft.
Clear Height - 7'4"

Larger Garage: 35 Ft. X 47 Ft. = 1650 Sq. Ft.
Clear Height - 14'5"

Additional Details

- Existing water softener system (Kinetico)
- Alarm / surveillance system PTZ's
- Renovated office (Main floor)
- New LED lights office
- New baseboard heaters
- LED's in garage
- Exterior lighting (Photocell sensor)
- New AC / heat pump unit office (Mitsubishi)



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BUILDING 2 PHOTOS

Operations Garage featuring a spacious lower-level showroom, two separate garage bays, and an expansive upper-level office with a full kitchen and washroom.



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ZONING - PERMITTED USES - CH

Permitted uses - CH Zoning

- Agricultural Machinery Sales and Service
- Art Gallery
- Artist's Studio
- Antique Shop
- Auction Establishment
- Campground
- Card Lock Establishment
- Contractor's Yard
- Convenience Store (As Accessory Use Only)
- Farm Equipment Sales and Service Establishment
- Farm Supply Establishment -Indoor
- Farmer's Market
- Flea Market
- Furniture and Home Improvement Centre
- Garden Centre and Greenhouse
- Hotel Marina
- Marine Facility
- Mini Golf and Golf Driving Range
- Mini Warehouse and Storage
- Motor Vehicle Dealership
- Motor Vehicle Gas Bar
- Motor Vehicle Rental Agency
- Motor Vehicle Service Station
- Motor Vehicle Washing Establishment
- Outdoor Recreational Facility
- Place of Assembly
- Place of Entertainment
- Place of Worship
- Pet Shop
- Post Office
- Private Transit Depot
- Propane Facility, Retail
- Recreational Commercial Establishment
- Restaurant (2)

Data/Information Sources (Where Applicable):

Zoning - Refer to the local municipality's official website..

Official Plan - Refer to the local municipality's official website.

Demographics - <https://collaboration.geowarehouse.ca/>

Environmental - <https://www.ontario.ca/page/make-natural-heritage-area-map>

Disclaimer:

We strive to provide the most accurate information available, but some details may be complex or subject to change without notice. The information is deemed reliable but is not guaranteed to be accurate or complete. No warranty or representation of any kind, express or implied, is made regarding the information contained within this document. All parties are recommended to independently verify all details, and all measurements provided are approximate and should be independently confirmed. This information is not intended to replace any type of professional advice.

DEMOGRAPHICS - POPULATION

21899 OLD HWY 2

DEMOGRAPHICS - SOCIO-ECONOMICS

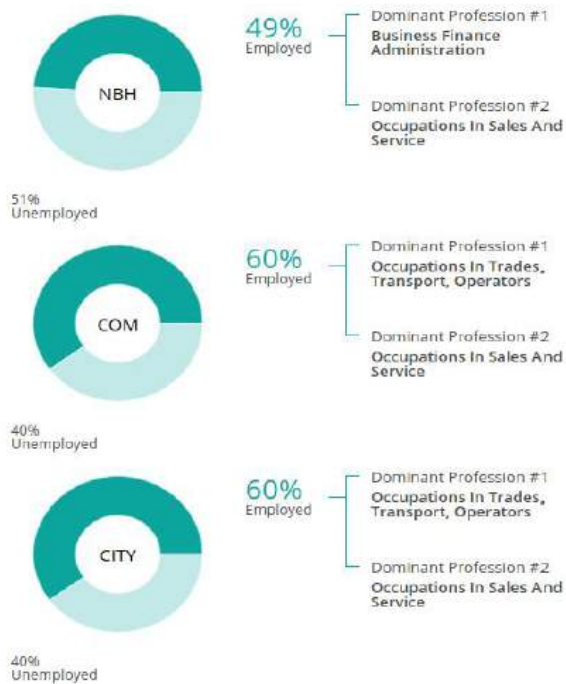
Avg. Household
Income

\$124,644
Neighbourhood (NBH)

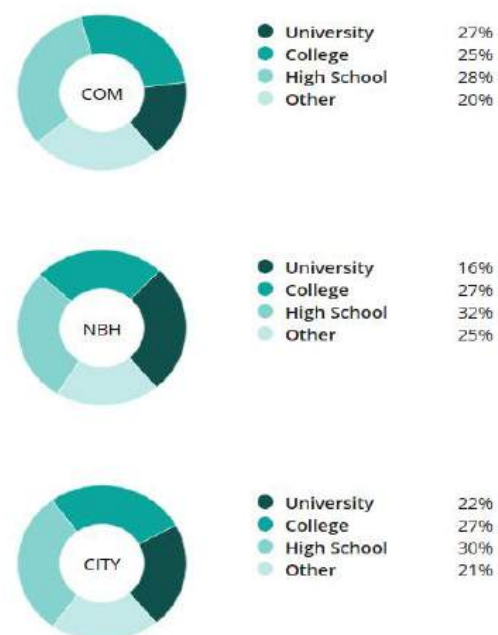
\$111,465
Community (COM)

\$125,839
City (CITY)

Employment



Highest Level of Education



Structure Details

	Total # of Occupied Private Dwellings	Dominant Year Built
NBH	552	1961-1980
COM	22,599	Before 1960
CITY	5,784	Before 1960

Ownership



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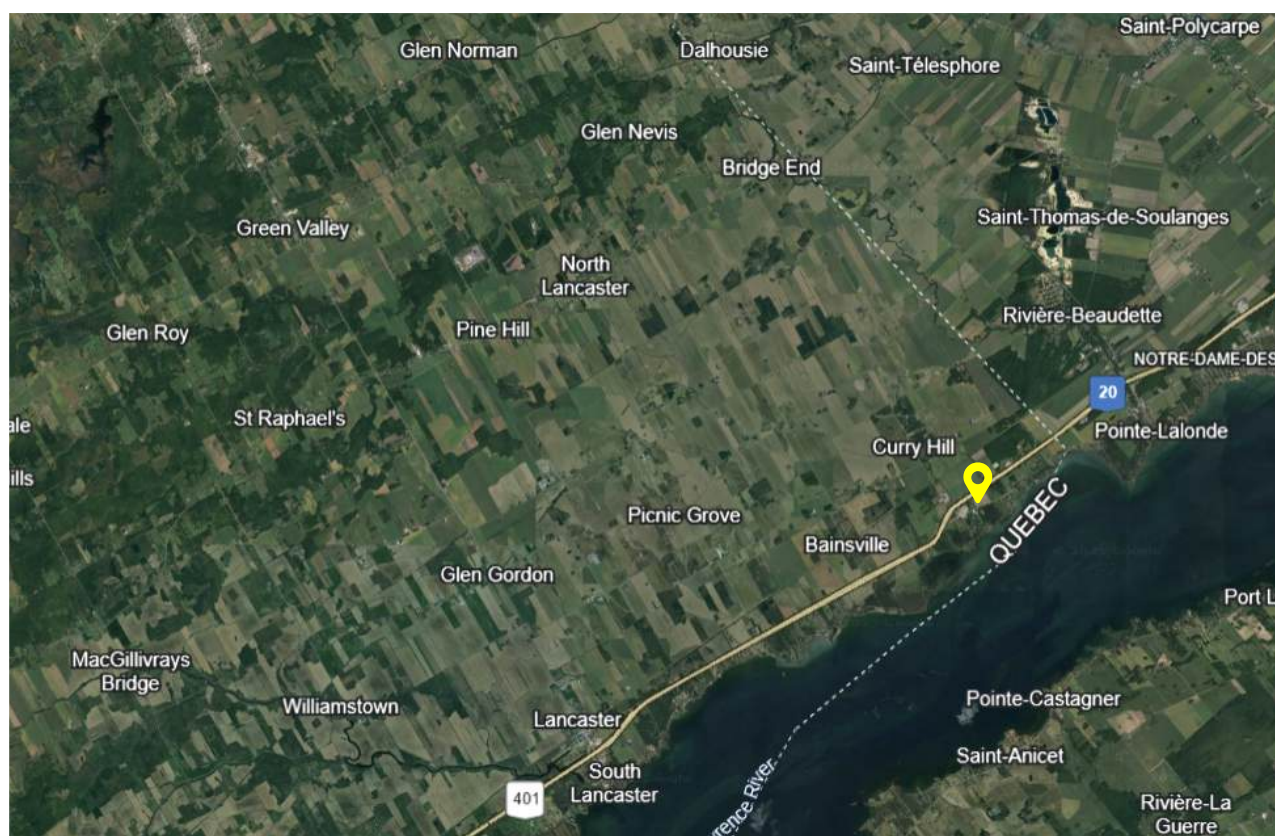
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HWY 43

LOCATION

District/Neighbourhood - 724/South Glengarry (Lancaster) Twp



Contact Us

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