

PRICE REDUCTION



425 Melair Drive, Ayr

11.14 AC Trucking Site with 13,328 SF Service Building **For Sale**

Matt Albertine*

Vice President
+1 416 620 2886
matt.albertine@colliers.com

Chris Thoms*

Senior Vice President
+1 519 904 7015
christopher.thoms@colliers.com

Ron Jansen*

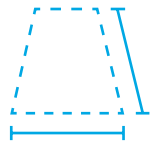
Senior Vice President
+1 519 904 7006
ron.jansen@colliers.com

Justin Lavoie*

Senior Vice President
+1 519 904 7008
justin.lavoie@colliers.com



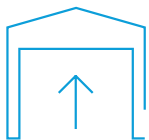
AVAILABLE IMMEDIATELY



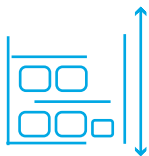
13,328 Square Feet



Z9 Zoning



9 Drive-In Doors



18' Clear Height



11.14 AC

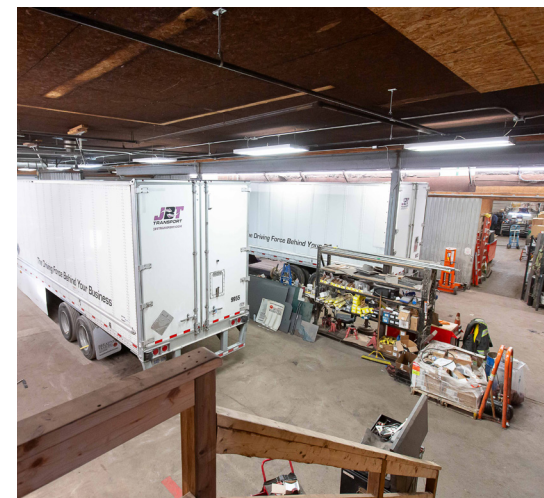
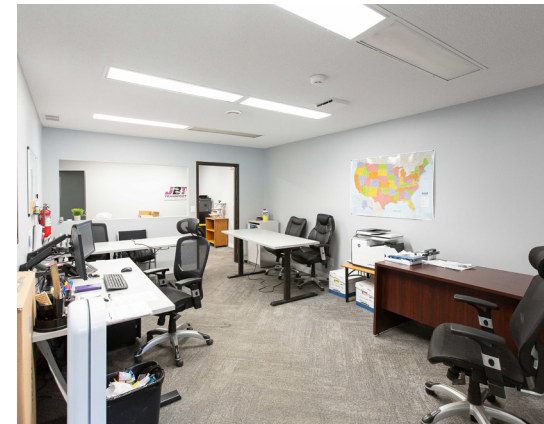
Colliers International is pleased to offer for sale 425 Melair Drive, Ayr.

Rare opportunity to acquire 11.14 acres consisting of graded/compacted yard space and a 13,328 SF service building. Property is well secured and includes lighting, fuel station, and weigh-scale. The building is designed for service work with 9 drive-in doors and includes a mechanic pit as well as air lines and modern lighting throughout.

Z9 zoning allows for a wide variety of uses including truck transport terminal, outdoor storage and warehouse.

Located minutes to Hwy 401 and close proximity to many amenities in Ayr, Cambridge and Kitchener.

~~\$16,995,000~~
\$14,995,000





Zoning Overview

Z9 Permitted Uses

-
- Light to Medium Industrial Use
 - Commercial Printing or Laundry
-
- Distributing or Transportation Operation
 - Car Washing Establishment
-
- Veterinary Clinic or Office
 - Club or Amusement Enterprise, Lodge or Recreation Use
-
- Contractor, Building Supplies Dealer / Outlet or Sawmill
 - Hotel or Motel
-
- Automobile Service Station
 - Trucking or Transportation Enterprise or Terminal
-
- Farm Equipment Sales and Service
 - Sales or Servicing of Motor Vehicles or Machinery
-
- Warehousing or Indoor Storage
 - Boat, Bus & Trailer Display, Service and Storage
-
- Wholesale Outlet or Showroom
 - Funeral Home
-
- Bank, Restaurant or Catering Service
 - Theatre or Bowling Alley
-
- Parking Lot or Garage Public
 - Storage & Display of Manufactured Modular or Prefabricated Buildings
-
- Service or Repair Enterprise
 - Storage, Sale and Supply of Livestock Equipment
-
- Office or Office Building
 - Storage, Sale and Supply of Poultry Equipment
-

Site Access

 Major Highway

 Major Roadway



Highway 401
5 minutes



Many Amenities
Within 10 minutes



Toronto
70 minutes







Accelerating success.

Colliers

Matt Albertine*

Vice President
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matt.albertine@colliers.com

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Senior Vice President
+1 519 904 7015
christopher.thoms@colliers.com

Ron Jansen*

Senior Vice President
+1 519 904 7006
ron.jansen@colliers.com

Justin Lavoie*

Senior Vice President
+1 519 904 7008
justin.lavoie@colliers.com

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