

REDEVELOPMENT OPPORTUNITY WITH HOLDING INCOME FOR SALE

61 WOOLWICH STREET N.
BRESLAU, ON.

CONTACT:

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COLDWELL BANKER COMMERCIAL PETER BENNINGER REALTY,
BROKERAGE | 508 RIVERBEND DRIVE, KITCHENER, ON. N6K 3S2



BUILDING AND LAND FOR SALE

61 WOOLWICH STREET N.
BRESLAU, ON.



ASKING PRICE	\$4,190,000
PROPERTY TYPE	LAND & BUILDING
BUILDING SIZE	10,129 SQUARE FEET
LOT SIZE	2.108 ACRES 4 PARCELS
PROPERTY TAXES	\$17,417.24
ZONING	MU-3 VIEW ZONING



INDUSTRIAL/OFFICE BUILDING WITH FUTURE DEVELOPMENT POTENTIAL

Prime opportunity to acquire a **high-visibility corner property** located on a major high-traffic corridor. This site offers outstanding exposure and accessibility, ideal for investors, developers, or owner-users.

The existing 10,129 sq. ft. industrial/office building is currently tenanted, with the tenant scheduled to relocate—opening up future owner-occupancy or re-tenanting possibilities. The building sits on a generously sized parcel with excess land of approximately 1 acre, presenting an exceptional opportunity for future development or expansion.

KEY HIGHLIGHTS:

- **High-exposure corner location** with significant traffic counts
- **10,129 sq. ft.** existing building – tenant vacating
- **1+ acre of surplus land** for future development
- **Phase I Environmental and Geotechnical reports** available upon acceptance of a conditional offer
- **Vacant possession possible**

This property is well-suited for a wide range of commercial, industrial, or mixed-use applications. Unlock the full potential of this strategic location!

Please Contact for further details or to arrange a confidential tour.

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PARCEL NUMBER	PIN	LOT SIZE
PARCEL 1	222510185	1.019 ACRES
PARCEL 2	222510591	0.846 ACRES
PARCEL 3	222510590	0.072 ACRES
PARCEL 4	222511342	0.171 ACRES

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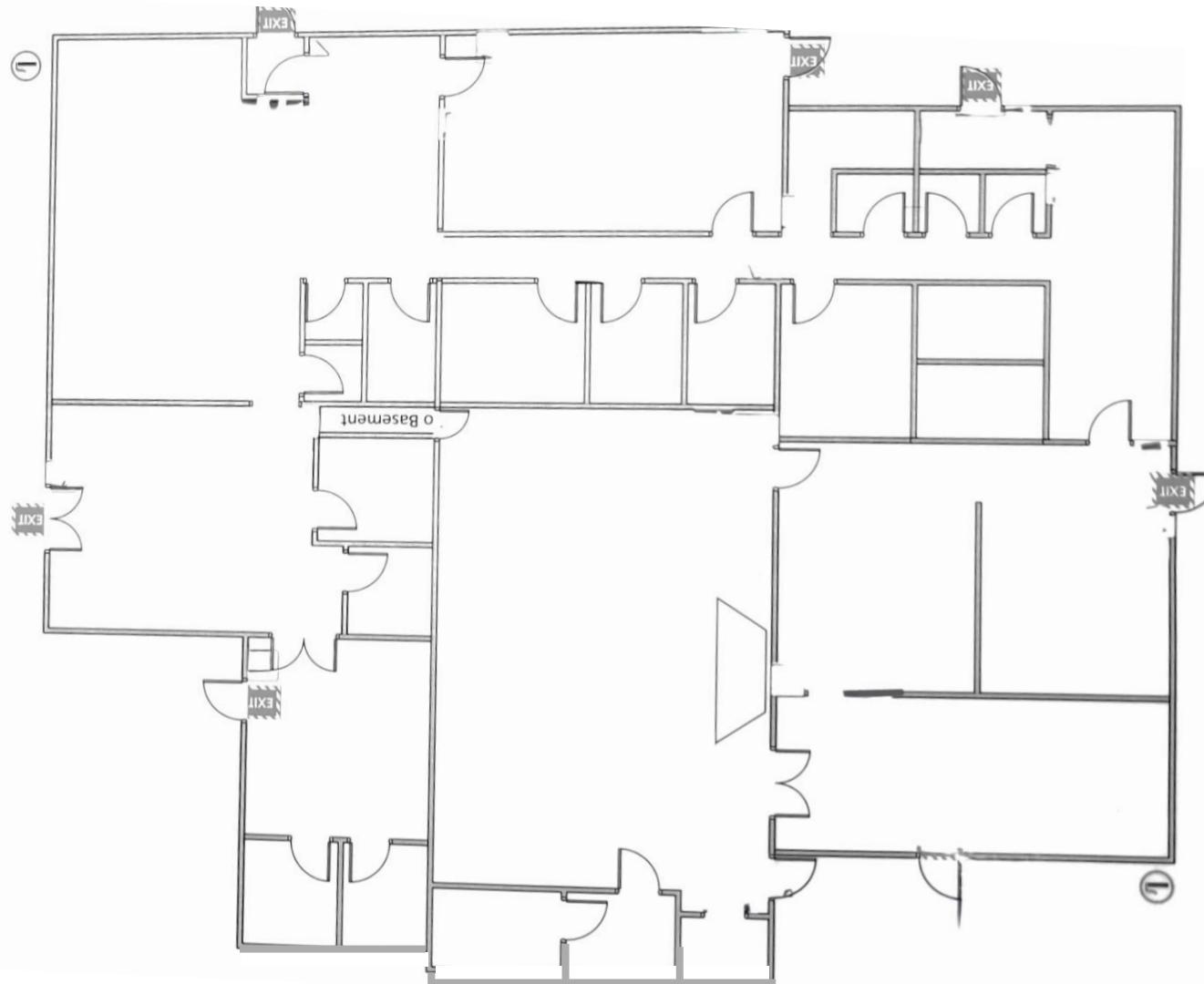


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BUILDING FLOOR PLAN

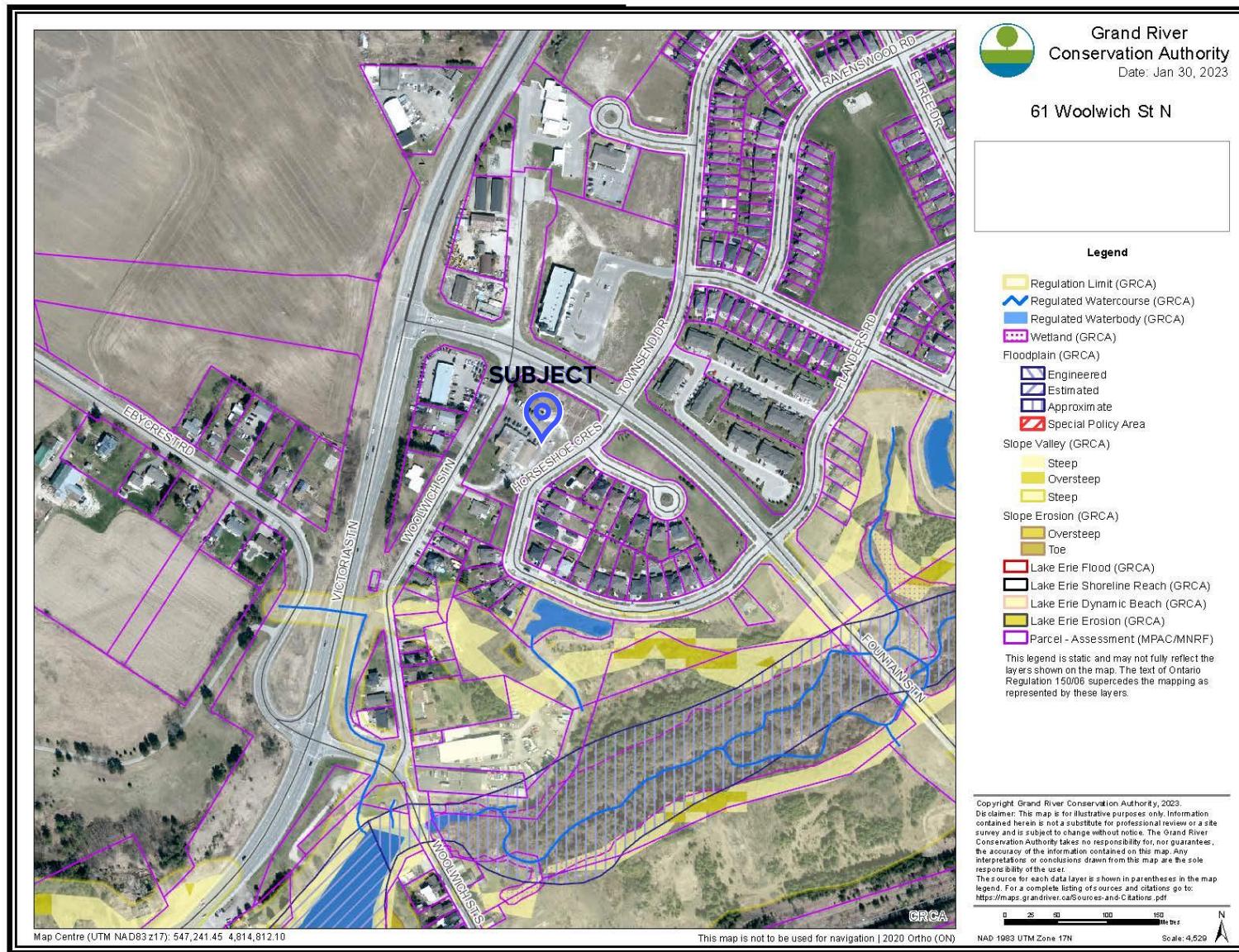
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Grand River
Conservation Authority
Date: Jan 30, 2023

61 Woolwich St N

Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
 - Engineered
 - Estimated
 - Approximate
 - Special Policy Area
- Slope Valley (GRCA)
 - Steep
 - Oversteep
 - Steep
- Slope Erosion (GRCA)
 - Oversteep
 - Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)

This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supersedes the mapping as represented by these layers.

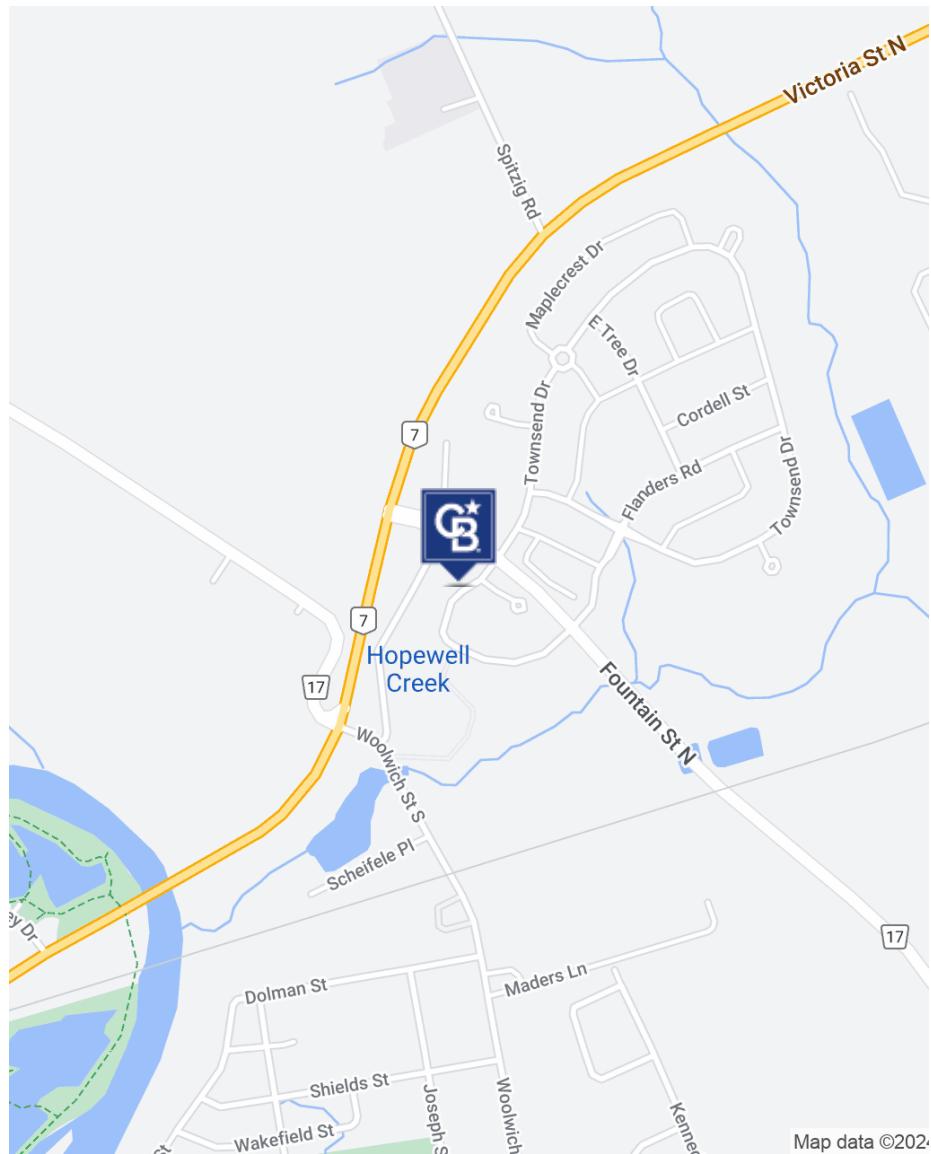
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LOCATION MAP



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