

FOR SALE

INDUSTRIAL CONDO, LOYALIST TOWNSHIP BUSINESS PARK

2,400 SQ FT



113 William Henderson Drive, Unit 1 & 2 \$660,000
Loyalist Township, ON

Stacey MacDonald, CCIM/Broker
stacey@nscrgroup.com

Royal LePage® ProAlliance Realty,
Brokerage

613.544.4141
80 Queen Street, Kingston, ON
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North Shore Commercial Realty Group
Kingston, Brockville & Belleville, ON



Property Overview

- **Premises:** 2,400 sq ft +/-
- **Location:** Located in the Loyalist East Business Park
- **Property Taxes:** \$7,382.00 (2024) - (For both Units 1 and 2)
- **Zoning:** M1-15 (2001-38 Zoning bylaw)
- **PINS:** Unit 1 (45809-0001), Unit 2 (45809-0002)
- **Lot Depth:** 121 ft
- **Overhead Doors:** 2 x 12 foot overhead, automatic doors
- **Ceiling Height:** 14' 3"
- **Mezzanine:** 458 sf
- **Washrooms:** 1 x 2 pce. washroom, and 1 x 2 pce. rough-in
- **Electrical:** Single phase, 220 Volts, 100 amp, in each unit
- **Heating:** Ceiling Mounted, Radiant, gas fired
- **Cooling:** None
- **Hot Water Tank:** Yes x 1
- **Roof:** Metal
- **Exterior:** Brick and Metal cladding
- **Fenced in Yard:** Southerly and easterly side of building



PROPERTY OVERVIEW



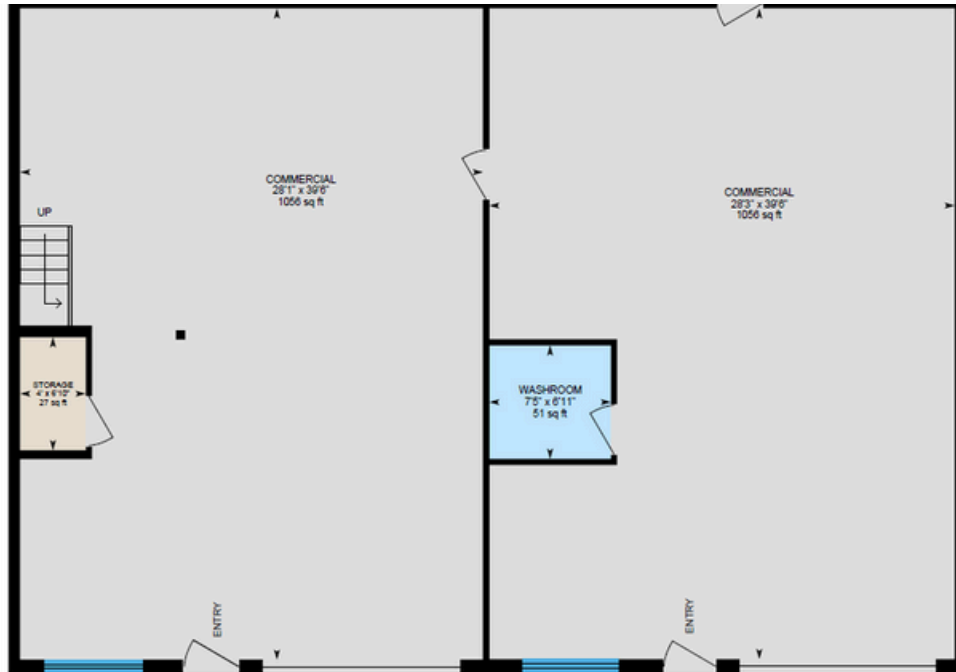
Property Photos



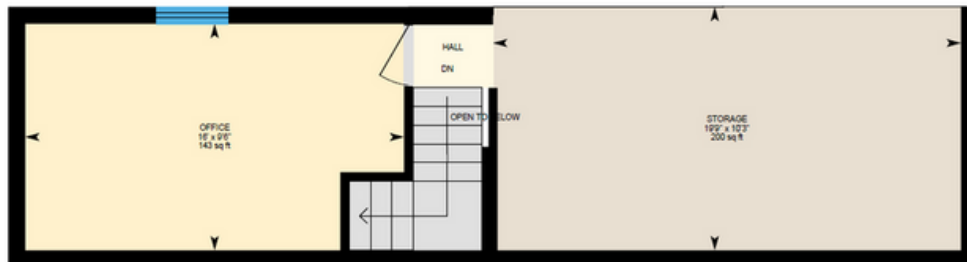
Floor Plan & Location Map

FLOOR PLAN & LOCATION MAP

Main Floor
Unit 1 & 2
2,400 sf +/-



Mezzanine
Unit 2
458 sf +/-



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