



FOR SALE

27,328 SF Freestanding Industrial Opportunity

180 Willmott Street, Cobourg, ON

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\$ 4,200,000

Asking Price

\$ 41,962.14 (2024)

Taxes

Well located freestanding industrial building with flexible zoning for multiple business uses and excess land allowing for open storage.



Total Area 27,328 SF | 3.069 Acres

Office Area 2,328 SF

Warehouse Area 25,000 SF

Clear Height 20'

Shipping 4 TL doors

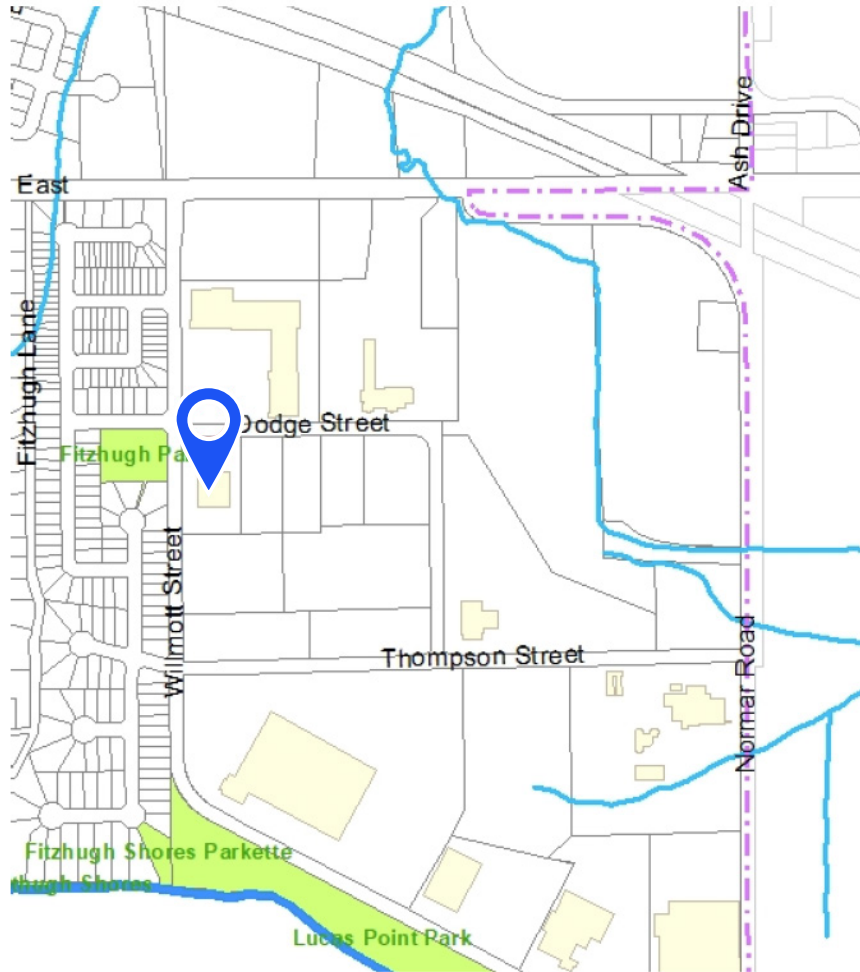
Zoning Light Industrial

Possession Immediate

Parking Ample

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Zoning & Uses



Town of Cobourg - Zoning By-law No. #85-2003

Permitted Uses

SECTION 16: LIGHT INDUSTRIAL (LM) ZONE REGULATIONS

16.1 GENERAL USE REGULATIONS

16.1.1 PERMITTED USES

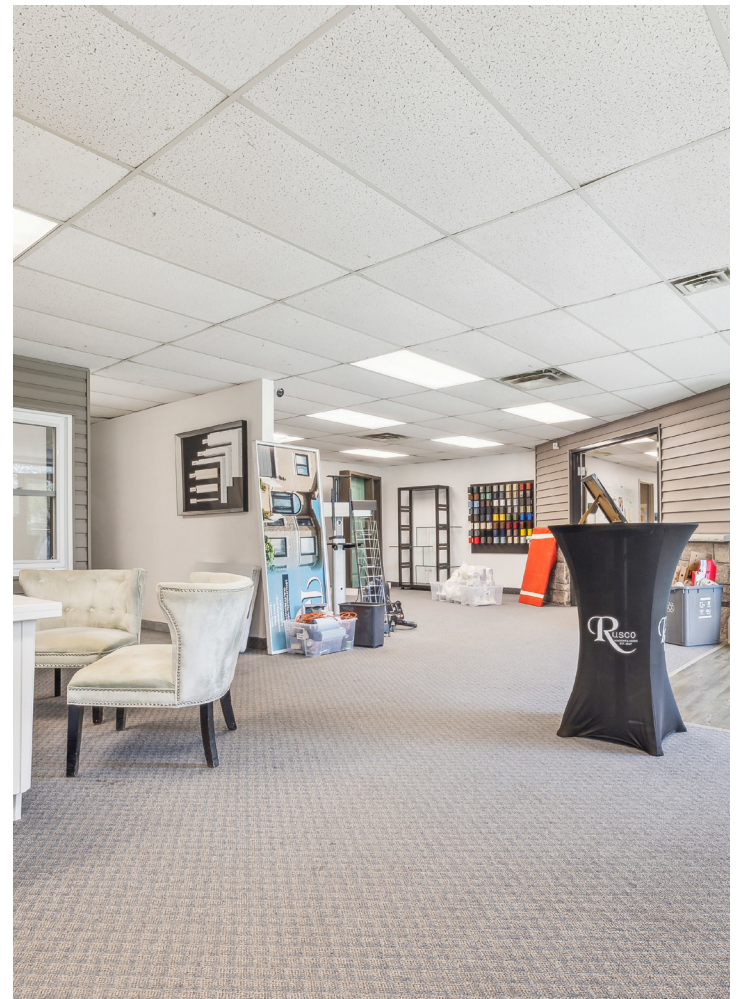
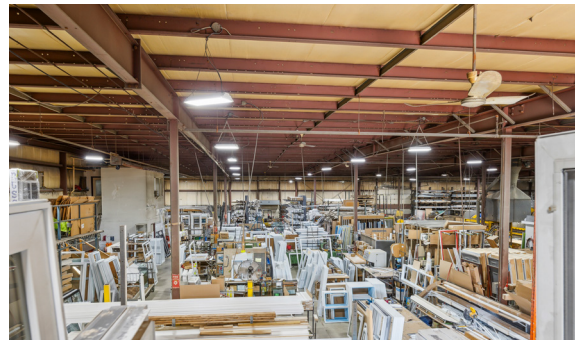
- i) auction centre use;
- ii) building supply use;
- iii) call centre;
- iv) communications production use including radio and television studios;
- v) custom workshop use for the production of clothing, furniture, metal ornaments;
- vi) data processing use;
- vii) education and training use;
- viii) equipment rental;
- ix) institutional use;
- x) laboratory use;
- xi) light industrial uses which are substantially enclosed in buildings;
- xii) printing and publishing use;
- xiii) public use in accordance with the provisions of Section 5.3.2, including a sewage treatment plant;
- xiv) research and development use;
- xv) secondary uses are limited to: an eating establishment provided that the eating establishment is subordinate to and supports the main use on the site and does not exceed 10% of the gross floor area of the main buildings;
- xvi) service or repair use;
- xvii) trade or contractor's office, display and storage;
- xviii) warehouse and storage use.

16.1.2 Permitted Accessory Uses

- i) accessory uses to the Permitted Uses under Section 16.1.1;
- ii) open storage;
- iii) office use;
- iv) wholesale;
- v) a single residential unit for a caretaker;
- vi) retail uses to a total max. gross floor area of 15% of the gross floor area of the main building.

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Interior Photos



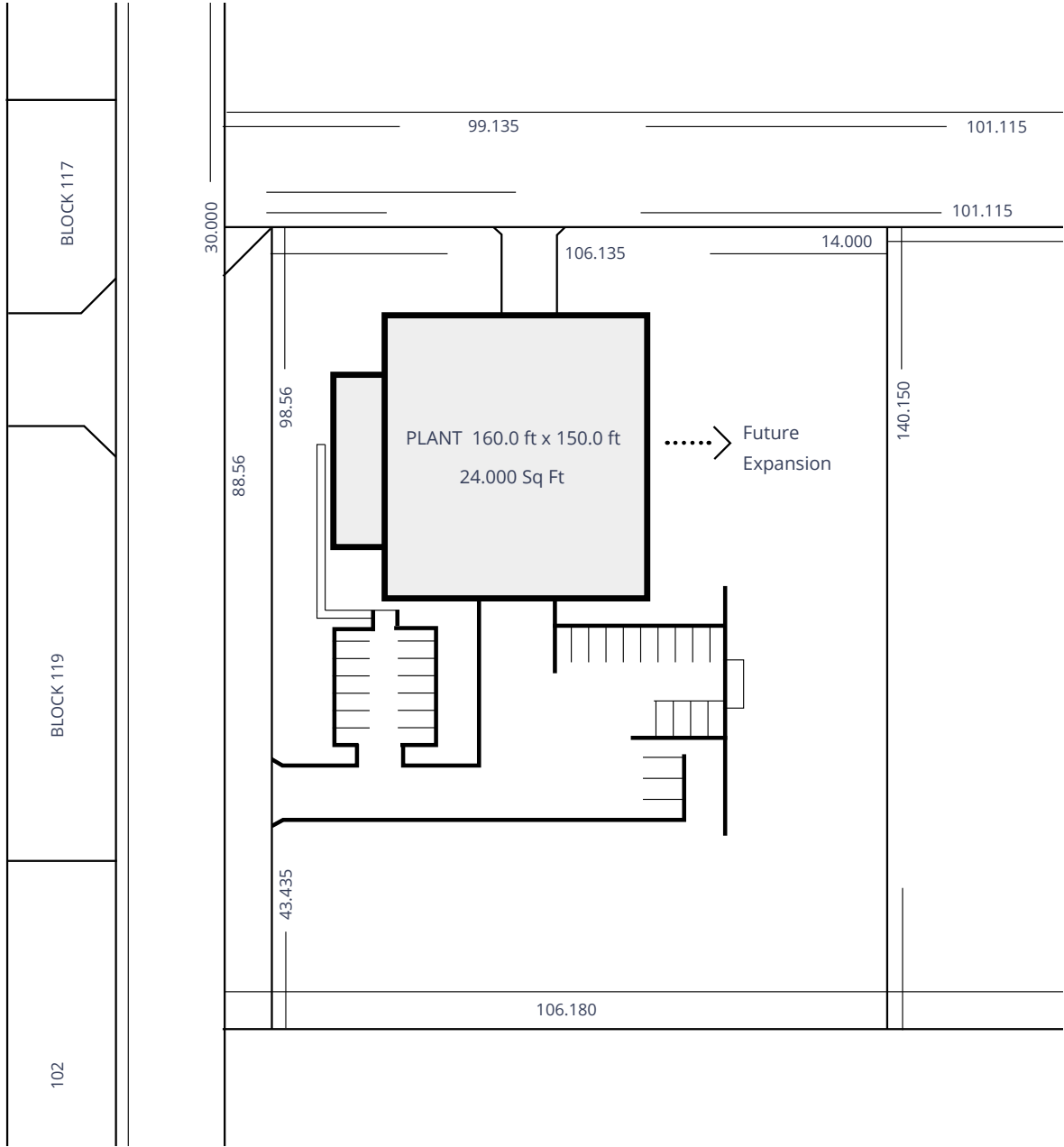
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Exterior Photos



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Survey





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