

Approximately 2,250 SF of  
Prime Industrial/Flex Space

# FOR SALE

1180 Pitt Street, Cornwall, ON



**Erika Johnson** Sales Representative  
514.237.1612 | [ejohnson@cdnglobal.com](mailto:ejohnson@cdnglobal.com)

**CDN GLOBAL (OTTAWA) LTD. BROKERAGE**  
1419 Carling Ave, Suite 203, Ottawa, ON. K1Z 7L6  
[www.cdnglobal.com](http://www.cdnglobal.com)

**CDNGLOBAL<sup>®</sup>**  
Commercial Real Estate Advisors

---

# PROPERTY DETAILS

---



## THE OFFERING

Prime commercial property offering exceptional visibility on a high-traffic street, ideal for attracting consistent foot and vehicle traffic. The site features 2,250 sq. ft. of building space on a lot of just over half-an-acre, with 162.34 ft of frontage on Pitt Street and a depth of 155.64 ft. Zoned MUC (Mixed Use Commercial), it supports a wide range of commercial uses along with select residential options. Consider the future redevelopment possibilities (Buyer to conduct due diligence). The interior is well built-out, including two offices and one washroom, while three grade-level loading doors provide efficient access and operational flexibility. The lot is flat, cleared, and primarily paved, complemented by a generously sized grassy area, and is fully serviced (gas, hydro, Bell, water, storm and sanitary sewers, cable, and high-speed internet). This property presents an outstanding investment opportunity in a sought-after commercial corridor - ideal for businesses seeking high visibility, excellent accessibility, and strong long-term growth potential.

## PROPERTY OVERVIEW

<b>Address</b>	1180 Pitt Street, Cornwall, ON, K6J 3T2
<b>Area</b>	2,250 Sq. Ft. (Building), Approx. 25,264 Sq. Ft. (Full Lot Size)
<b>Price</b>	\$675,000.00
<b>Property Tax</b>	\$8,065.00 (approx. 2025)
<b>Possession</b>	Immediately
<b>Zoning</b>	MUC (Mixed Commercial Use)



# EXTERIOR/INTERIOR FEATURES





# LOCATION

1180 Pitt Street in Cornwall sits on a high-visibility commercial corridor with strong vehicular and pedestrian exposure, making it ideal for retail, office, or service-oriented businesses. The surrounding area features established local businesses, reflecting a vibrant commercial mix that attracts consistent local traffic.



Subway  
Starbucks  
BarBurrito  
Tim Hortons  
Dairy Queen

*2-minute drive*



Canadian Tire  
The Brick  
Farm Boy  
Giant Tiger

*2-4 minute drive*

**Erika Johnson** Sales Representative  
514.237.1612 | [ejohnson@cdnglobal.com](mailto:ejohnson@cdnglobal.com)

**CDN GLOBAL (OTTAWA) LTD. BROKERAGE**  
1419 Carling Ave, Suite 203, Ottawa, ON. K1Z 7L6  
[www.cdnglobal.com](http://www.cdnglobal.com)

This communication is intended for general information only and not to be relied upon in any way. Consequently, no responsibility or liability whatsoever can be accepted by CDNGLOBAL for any loss or damage resulting from any use of, reliance on or reference to the contents of this document, including hypertext links to external sources. In addition, as a general communication, this material does not necessarily represent the view of CDNGLOBAL in relation to particular properties or projects. This communication is not intended to cause or induce breach of any agency agreement. Reproduction or Distribution of this communication in whole or in part is not allowed without prior written approval of CDNGLOBAL.

**CDNGLOBAL**<sup>®</sup>  
Commercial Real Estate Advisors