

Approximately 2,250 SF of  
Prime Industrial/Flex Space

# FOR SALE

1180 Pitt Street, Cornwall, ON



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Commercial Real Estate Advisors

# PROPERTY DETAILS



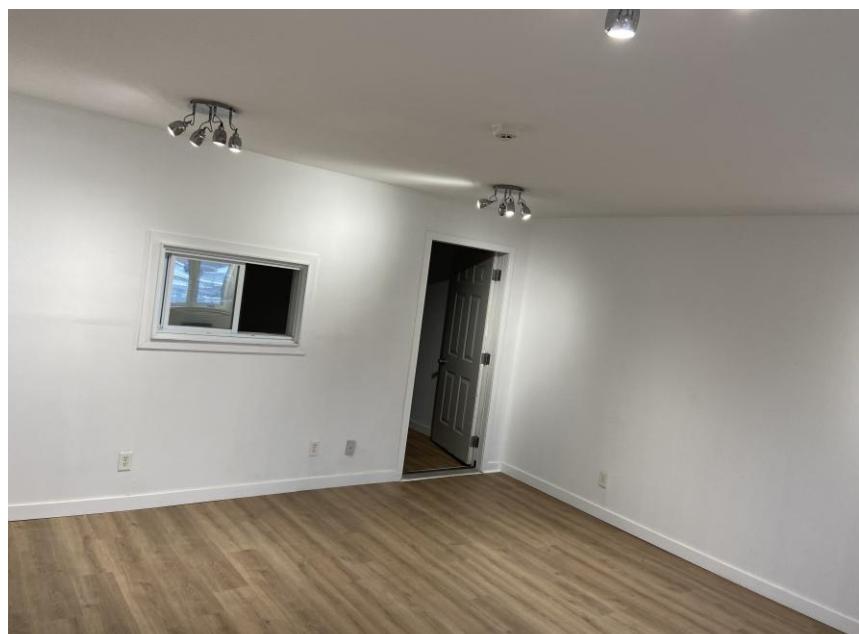
## THE OFFERING

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*

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