

# Shovel Ready Industrial Warehouse

Keller Williams Advantage Realty, Brokerage



## 999 Syer Line, Cavan Monaghan, ON

### PROPERTY DETAILS

- Prime industrial land for sale with approved building permits and shovel ready!
- 2.91-acre M2-zoned property
- Includes permits for approx. 42,000 sq.ft. facility and a residential home, complete with 2 water wells and septic tank.
- Ease of access to highways, 15 minutes to Hwy 407, 20 minutes to Peterborough, and 40 minutes to Oshawa.
- Modern warehouse accomodates 53 FT trailers
- Steel construction with 24 FT Clearance
- Paved Access and Parking Area with 45 Parking Stalls
- Hydro available



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Sam Park, Broker



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Sergey Beloglazov, Agent



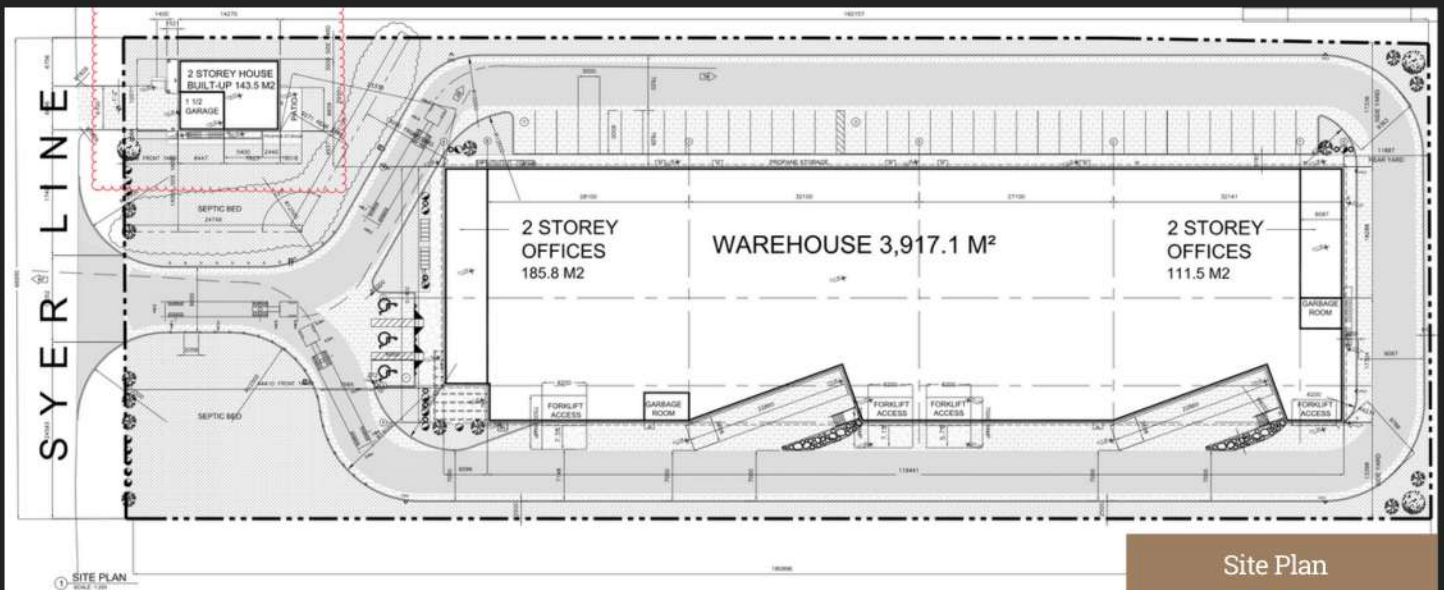
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# Park Capital Group



Site Overview

Industrial Warehouse to be constructed on commercial land with M2 zoning.  
Water well drilled, permit ready for septic.  
**All permits approved.**



Site Plan

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Front View

Perfect for investors and developers seeking a versatile site with both industrial and residential potential. Act now to secure this unique property!



Back View



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## Warehouse



Perfect for investors and developers seeking a versatile site with both industrial and residential potential. Act now to secure this unique property!

## Residential House



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## LOCATION

Call for pricing.  
Next to Go Station, Hwy 115 & Hwy 10



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