

# COMMERCIAL PROPERTY

FOR SALE | **\$354,900**

**LOCATION** 160 Carnegie Street, Ingersoll

## BUILDING

Total Area: 4,988 sq.ft

Clear Height: Warehouse: 17'

**LOT SIZE** 132' x 140'  
122' x 139.92'

**PARKING** 13 Spaces

## GRADE

### LOADING:

Overhead Doors: 12' x 14' and 9' x 10'

**ZONING** MR—Restricted Industrial Zone

**COMMENTS** Building has been subdivided into 2 separate units

Zoning allows wide range of uses such as; auto body repair, business office, assembly plant, lumber yard, laundry shop and much more

Warehouse has radiant heat

Air conditioning throughout office space

Close proximity to Hwy 401 and 403

Potential with adjacent lots to expand or sever



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