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RIDEAU
AVENUE

INDUSTRIAL BUILDING FOR SALE



101 RIDEAU AVENUE NORTH,
SMITHS FALLS, ONTARIO

For further information, please contact:

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SUBJECT PROPERTY

101 RIDEAU AVENUE NORTH

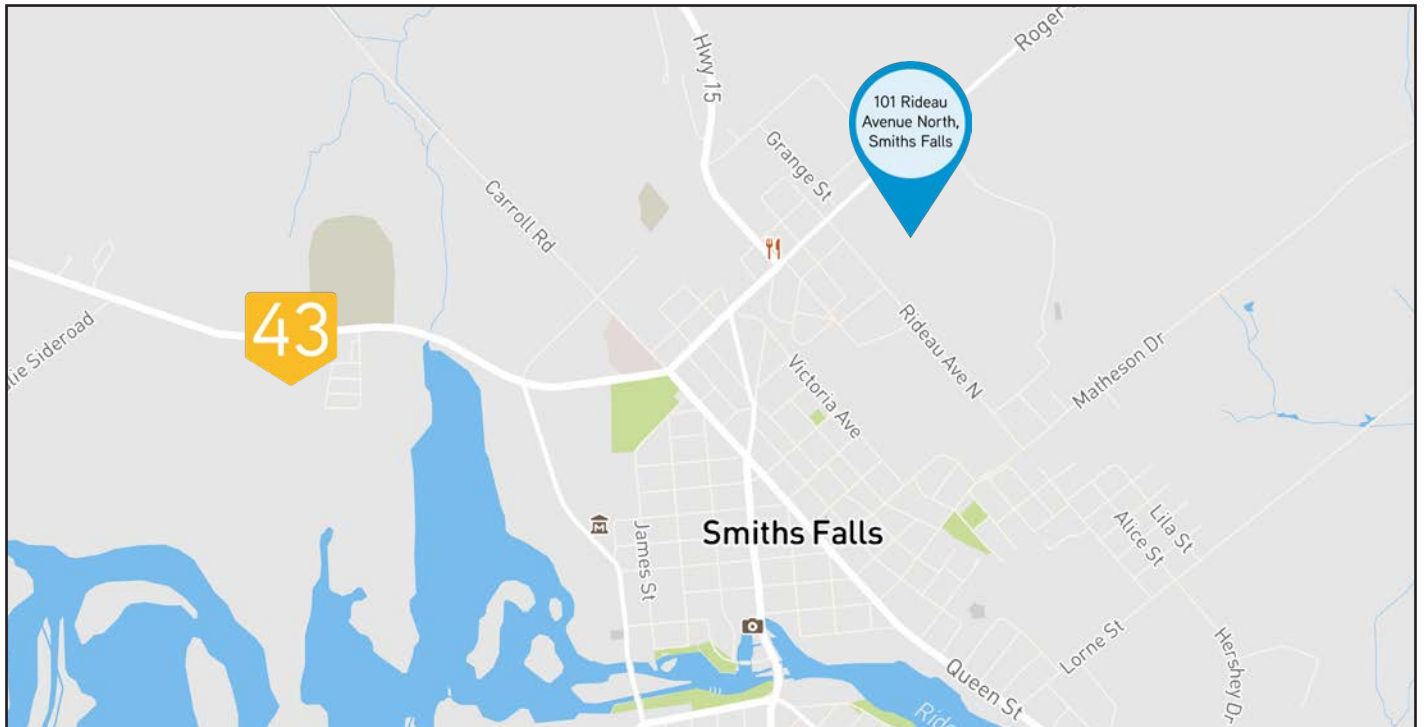


SUBJECT PROPERTY

101 RIDEAU AVENUE NORTH



101 RIDEAU AVENUE NORTH, SMITHS FALLS

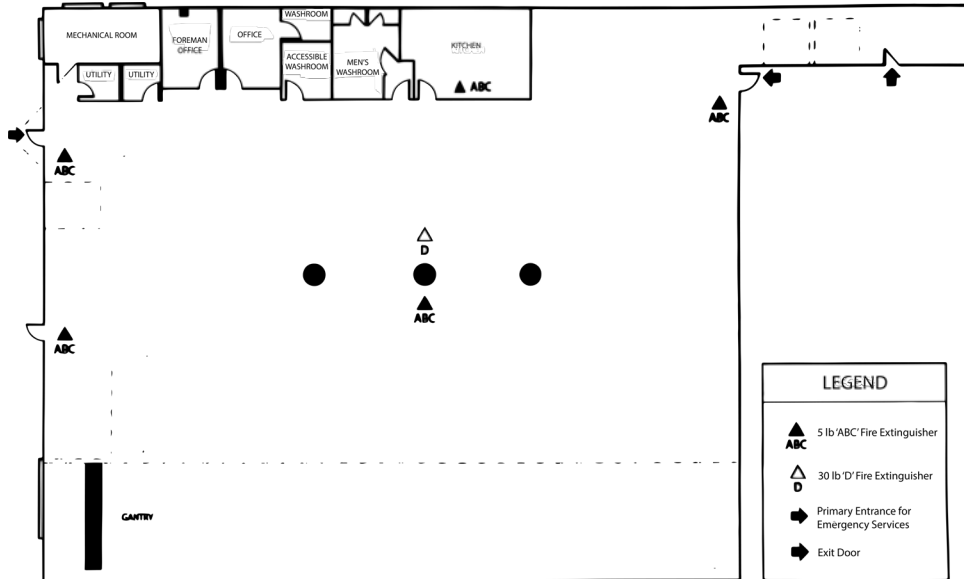


101 RIDEAU AVENUE NORTH, SMITHS FALLS, ONTARIO

Description:	<p>This facility is a pre-engineered Armco building of approximately 12,410 sq.ft. which was constructed in 1974. It was extensively renovated in 2016/2017 with new lighting throughout, new roof, heavy power, full electrical system upgrades throughout the building, new exterior wall insulation, new septic system and a new alarm system.</p> <p>The site has recently been re-zoned, which has resulted in the entire subject property, with the exception of 1 acre of woodlands along the southern boundary, being zoned ML-1 Light Industrial Special Exception Zone.</p>
Size:	12,410 SQ.FT.
Legal Description:	PT LT 29 CON 4 MONTAGUE PT 1 & 2, 27R4784; S/T MT8969; TOWNSHIP OF MONTAGUE 052650004
Pin:	052650004
Lot Size:	9.12 Acres (151 Feet Frontage)
Loading:	2 dock-level doors (one with a levelling ramp)
Roof:	New roof installed over the existing one in 2017
Ceiling Height:	Ceiling is sloped and is approximately 16' high in the center
Ceiling Fans:	Multiple ceiling fans throughout the building
Lighting:	All lighting was upgraded in 2016, and there is emergency lighting throughout the building
Electrical Service:	120/208 volts 3-phase, 800 amps
Services:	Septic system and well water
HVAC	2 rooftop units and one unit at the side of the building provide cooling. A natural gas furnace heats the offices and lunchroom and 5 ceiling-mounted, gas fired, forced air units heat the shop area.
Zoning:	8.2 acres ML-1 (Light Industrial Special Exception which permits Retail Store or Wholesale Establishment or Industrial Facility) + 1 acre Rural (significant wetlands)
Fencing:	The area around the building is fully fenced and has two gates
Realty Tax (2020):	\$9,168.47
Sale Price:	\$2,500,000 \$1,750,000

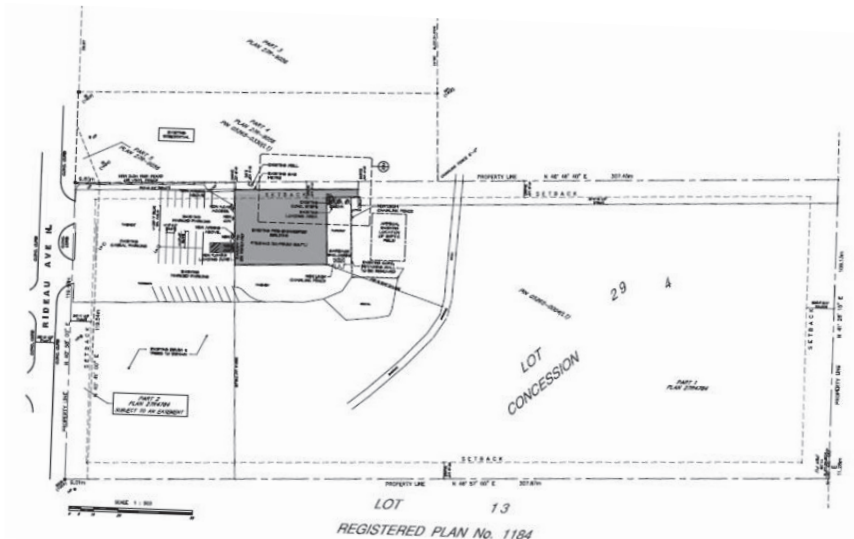
FLOOR PLAN

101 RIDEAU AVENUE NORTH



SITE PLAN

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ZONING

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