

105
ALBERT STREET S

SUNDERLAND, ON

FOR SALE



CUSHMAN &
WAKEFIELD

// 105 ALBERT STREET S

PROPERTY FEATURES

BUILDING SIZE	3,136 SF
OFFICE	1,357 SF
LOT SIZE	3.28 Acres
CEILING HEIGHT	16'7"
SHIPPING	2 Drive-in Doors
ZONING	M1-3
POWER	600V/200A
ASKING PRICE	\$1,599,000
REALTY TAXES	\$13,457 (2026)

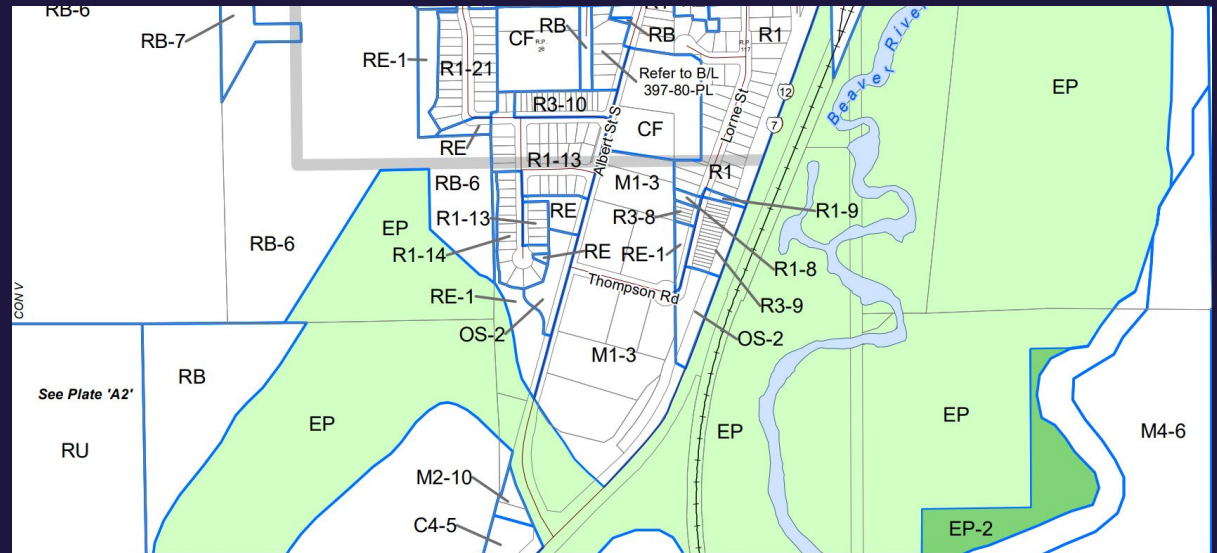
PROPERTY HIGHLIGHTS

- Freestanding building situated on 3.28 acres of land
- Located west of Highway 7 and north of Brock Concession Road #5
- Warehouse is equipped with 2 oversized drive in doors, propane heating and fluorescent lighting
- Main and second floor office areas with baseboard heating and washrooms
- Updated clean ESA reports available

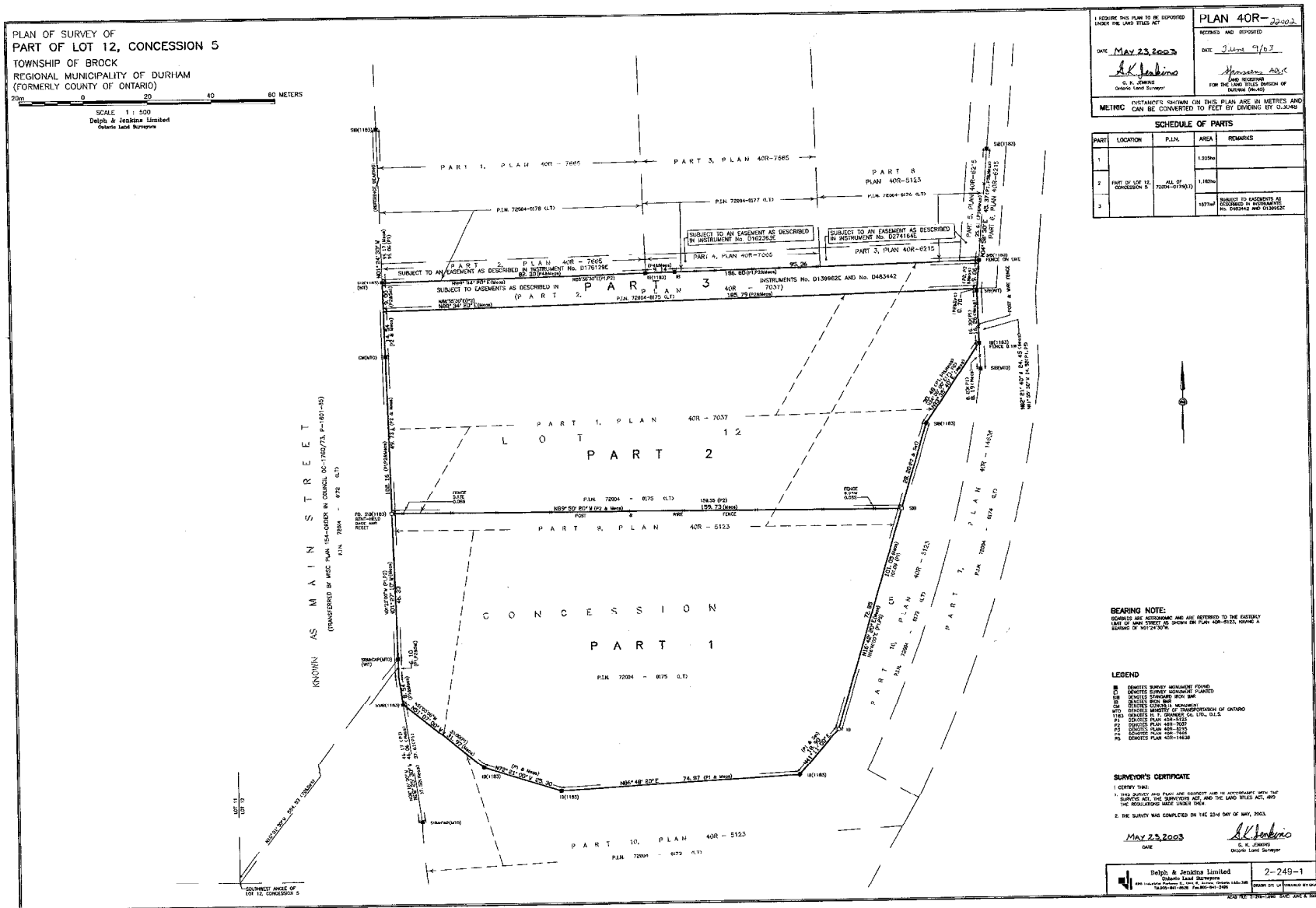


// M1 ZONING PERMITTED USES

- Bakery
- Bank
- Builders supply dealer
- Business slash professional office
- Club private
- Cold locker storage
- Eating establishment
- Eating establishment drive in
- Equipment sales or rental heavy
- Farm implement dealer
- Feed mill
- Landscape contractor
- Manufacturing processing assembly and or fabricating plant
- Marine sales and service
- Motor vehicle dealership
- Motor vehicle gasoline bar
- Motor vehicle sales and service
- Motor vehicle wash automatic
- Public use
- Printing establishment
- Retail commercial establishment
- Truck transport terminal
- Warehouse
- Wholesale commercial establishment
- Workshop, custom



// SITE PLAN



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FOR MORE INFORMATION, PLEASE CONTACT:

GORAN BRELIH, SIOR
EXECUTIVE VICE PRESIDENT, BROKER
+1 416 756 5456
goran.brelih@cushwake.com

DIANA MCKENNON
SALES REPRESENTATIVE
+1 416 642 5356
diana.mckennon@cushwake.com



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