

**CUSHMAN &
WAKEFIELD**
Southwestern Ontario

FOR SALE

**230 York Street
Strathroy-Caradoc, ON N7G 2E5**



OFFICE/INDUSTRIAL | FOR SALE

Building Area: Approx. 3,800 SF

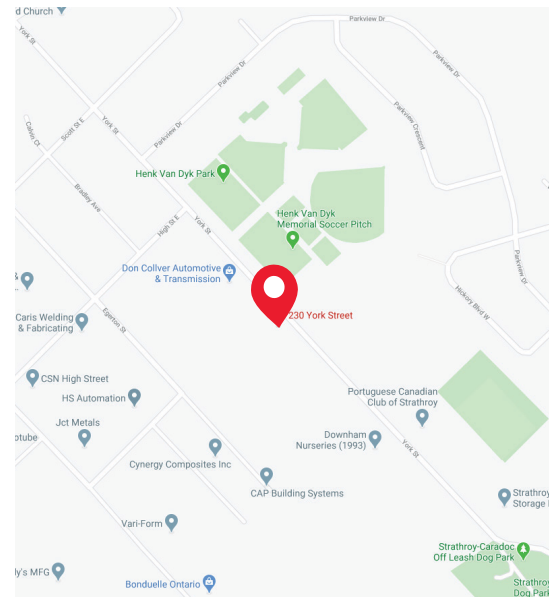
Site Area: 0.58 Acres

Asking: \$649,000

Property Highlights

Prime Free Standing Light Industrial / Warehouse located on York Street just South of High Street, across from the Henk Van Dyk Soccer fields:

- **Building Area:**
 - » Total Approx. 3,800 SF
 - » 1,000 SF of front Office area
 - » 2,800 SF Industrial / Warehouse area
- Automotive garage in excellent condition on just over 1 acre of land
- **Zoning:** M2-3
- **Loading:** Two newer drive in grade loading doors
- **Ceiling Height:** Approx. 16 ft. in the warehouse / industrial area
- New Radiant Gas Heating system installed in the rear area
- **Parking:** Approx. 25 on-site spaces
- Storage area at the rear
- **Power:** 600 Volts
- The property is currently on municipal water and sewer
- **Building Exterior:** Brick & Metal siding
- **Roof:** Pitched with shingles on front office & Flat tar & gravel on rear area
- **Taxes:** 5,374.10 (2019)



TYLER DESJARDINE

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Property Photos/Aerial



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