

**AVISON
YOUNG**

175-195 Bothwell Street
Chatham, Ontario



**For sale: 13,150 sf industrial building
on 5.46 acres**

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Platinum member

175-195 Bothwell Street, Chatham

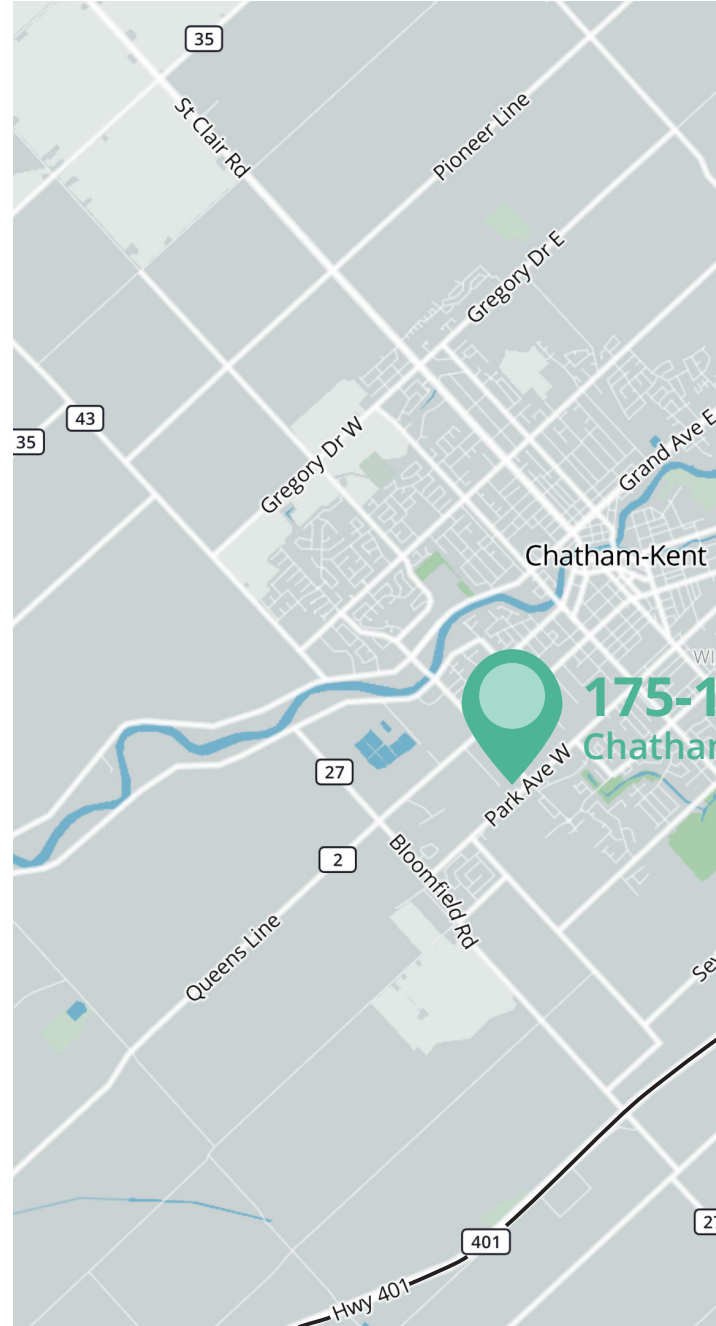
The opportunity

Avison Young is pleased to present the opportunity to acquire a 13,150 sf industrial building situated on 5.46 acres, located south of Richmond Street within a well-known and established industrial area.

The Property features a functional industrial facility offering 19-foot clear height and six drive-in doors, and was previously occupied as a truck repair operation. The site benefits from industrial zoning that permits a broad range of uses, appealing to both owner-users and investors alike. Access to the Property is provided via Bothwell Street.

The Property is fully serviced with hydro, municipal water, natural gas, and both sanitary and storm sewage. The fully fenced perimeter enhances security, while the expansive land component provides excess space suitable for future development, truck parking, or outdoor storage.

This offering represents a compelling opportunity to acquire a versatile industrial asset with significant land value in a proven industrial node. Please contact the listing brokerage for further information.



Property details

175-195 Bothwell Street, Chatham

Total site area

5.46 acres

Building area

13,150 sf

Mezzanine

1,315 sf (*additional*)

Clear height

19'-22' foot

Shipping doors

Six drive-in

Yard

Fully secured, gated, graveled

Zoning

M1

Price

\$2,900,000



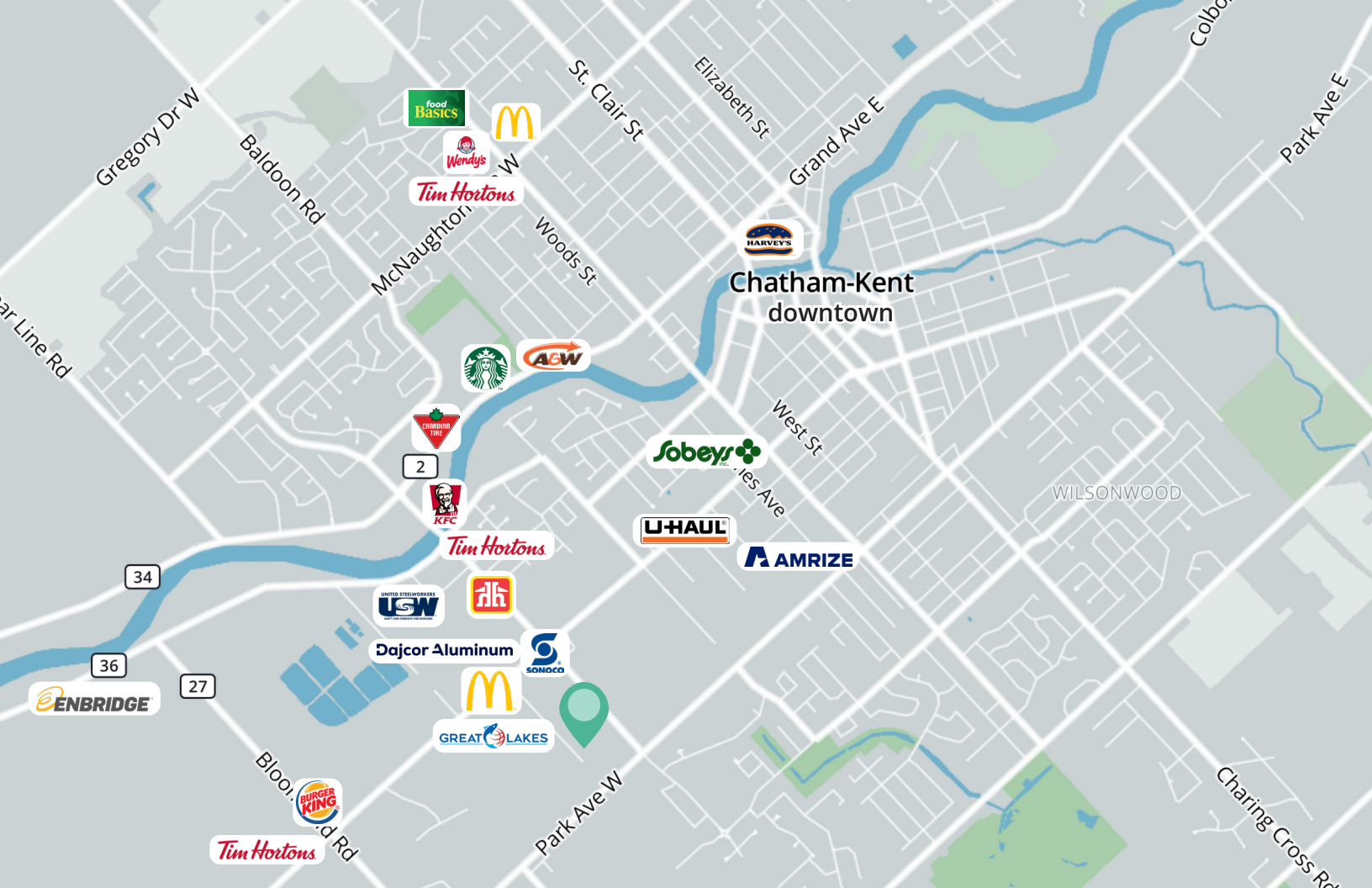


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Industrial for sale







Sale process

All offers **must** be submitted on the Receiver's form of Agreement of Purchase and Sale ("APS") and Receiver's Schedule "A" available in the data room. Offers must indicate the names of the ultimate beneficial owners respective interests. Prospective purchasers should note that the Vendor is under no obligation to respond to or accept any APS. The Vendor reserves the right to remove the Offering from the market and to alter the offering process described above and timing thereof, as its sole discretion.

Data room

Detailed information has been assembled by Avison Young and is available to prospective purchasers. Access to the electronic data room will be provided upon receipt of an executed Confidentiality Agreement.

Get more information

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