



Colliers



53 James Street

Multi-Unit Industrial Building With
Potential For Owner Occupancy

For Sale

Arnprior, ON - 11,184 sq.ft.

Sale Price:
\$2,395,000

Derek Parker

Broker, SIOR, CCIM
+1 613 683 2209
derek.parker@colliers.com

Description

Multi-unit industrial building of 11,184 sq.ft. Bays #1 - #3 make up the original building and bay #4, at the rear, was added in 1988.

Bays # 1 - #3 each have an air-conditioned office area plus shop space with one approximately 8' high x 7' wide grade-level overhead door. These bays were fully re-conditioned in 2012 and are in excellent condition.

Bay #4 is fully air conditioned, has a high-ceiling and is column-free. It is built-out with washrooms/change area and a mezzanine area above (not included in the 5,400 sq.ft. leasable area). There are two grade-level doors which are each approximately 12' high x 7' wide.

There is heavy power to the building with all units having 3-phase 600v and 120/208v 3-phase electrical service.

The existing leases give a purchaser the ability to terminate the existing leases of bays #1, #2, or #4 which could then be occupied by the purchaser.

Existing Leases

Bay #1 - 2,084 sq.ft. Leased to Sept. 30/26 @ \$14.00 + \$3.50 / sq.ft. Tenant does not have an option to renew. Landlord has an option to terminate with 30 days notice.

Bay #2 - 2,050 sq.ft. Leased to June 30/27 @ \$13.00 + \$3.50 / sq.ft. (final year will be at \$14.00 / sq.ft.). Landlord has an option to terminate with 30 days notice.

Bay #3 - 1,650 sq.ft. Leased to March 31/28 @ \$15.00 + \$3.50 / sq.ft. (final year will be at \$16.00 / sq.ft.). Tenant has one option to renew for 3 or 5 years at rental rate to be agreed upon.

Bay #4 - 5,400 sq.ft. Occupied since 2012 and on a month-to-month basis since 2022, currently @ \$5.50. + \$3.50 / sq.ft. Landlord has the ability to terminate this tenancy.

*All tenants pay \$3.50/sq.ft. operating costs plus their own heat & electricity expenses.

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Property Highlights

Location	The property is located on the south-east end of James Street, near Thomas Street South. Highway 417 is within extremely close proximity.
Building Size	11,184 sq.ft.
Lot Size	0.87 Acres
Ceiling Height	Bays #1 - #3: approximately 10 feet Bay #4: 18 feet to 22 feet (sloped)
Roof	Bays #1 - #3: tar and gravel, replaced in 2012 Bay #4: sloped metal roof (original)
Heating	Forced air gas
Cooling	Bays #1 - #3 have individual exterior mounted cooling units Bay #4 has a rooftop mounted cooling unit
Sprinklered	No
Municipal Sewer & Water Supply	Yes, one service for original building and another for the addition
Overhead Doors	Bays #1 - #3 each have one overhead door approximately 8' high x 7' wide Bay #4 has two overhead doors which are each approximately 12' high x 7' wide
Legal Description	PT LT 3, CON B AS IN R401117 EXCEPT PTS 1-3, 49R13060; T/W R401120 ; TOWN OF ARNPRIOR
Power	3-phase 600v and 120/208v 3-phase electrical service
Age	Age of the original section is unkown and the rear addition was added in 1988
Zoning	FD - Future Development Zoning (see additional information on last page of this flyer)
2024 Realty Tax	\$8,769.35



[Click Here For
Virtual Tour*](#)

*Click icon located in front of warehouse mandoor to pass through units 1 - 4

Income & Expenses

Rent Roll as of September 30th 2025

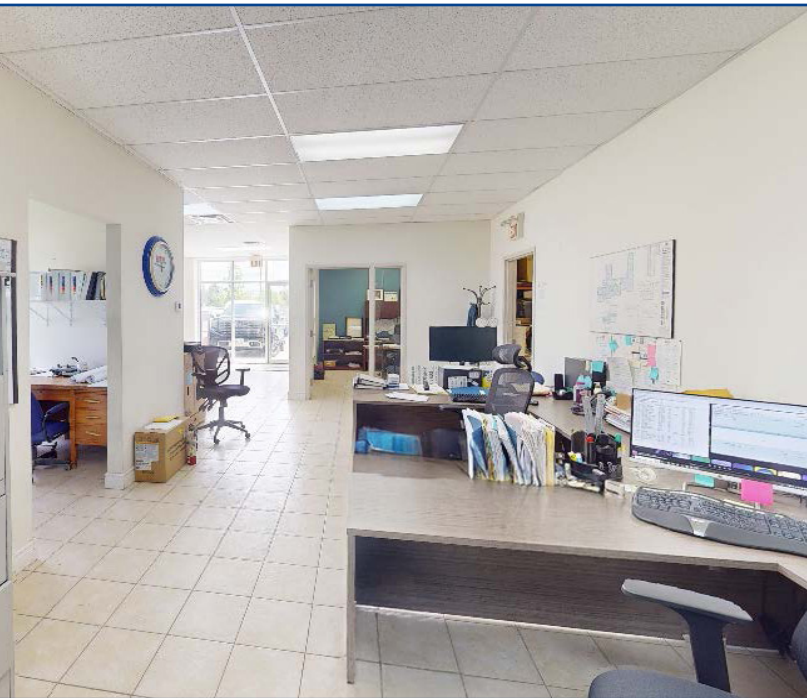
Unit 1	Bruce Mechanical LTD	Renewed 1 year to September 30, 2026	\$14.00
Unit 2	All-Lift Ltd	Renewed 2 year lease to June 30, 2027	Y1 #13.00 Y2 \$14.00
Unit 3	McIntyre Carpentry	New Lease 3 years to April 01, 2028	Y1 \$15.00 Y2 \$15.00 Y3 \$16.00
Unit 4	Ultimate Fitness Gyms	Lease from 2010, lease expired June 30, 2022, tenancy month to month forward	\$5.50

	Area	Base	CAM	Gross	Base	Gross	Term	Lease
Unit 1	2083	\$14.00 sf	\$3.50 sf	\$17.50 sf	\$29,162.00	\$36,452.50	30-Sep-26	Since 2010
Unit 2	2050	\$13.00 sf	\$3.50 sf	\$16.50 sf	\$26,650.00	\$33,825.00	30-Jun-27	Since 2020
Unit 3	1650	\$15.00 sf	\$3.50 sf	\$18.50 sf	\$24,750.00	\$30,525.00	31-Mar-28	Since 2025
Unit 4*	5400	\$5.50 sf	\$3.50 sf	\$9.00 sf	\$29,700.00	\$48,600.00	30-Jun-22	Since 2010
Income					\$110,262.00	\$149,402.50		

*Special discount for Unit 4 tenant of 14 years

Insurance	\$7,485.05
Realty tax	\$8,769.35
Misc.	\$1,857.00
Plumbing	\$1,000
HVAC	\$1,303.75
Lawn	\$1,689.35
Snow	\$8,701.00
Electrical	\$509.35
Total	\$31,314.85

Property Photos



Bay #1 Office



Bay #1 Warehouse

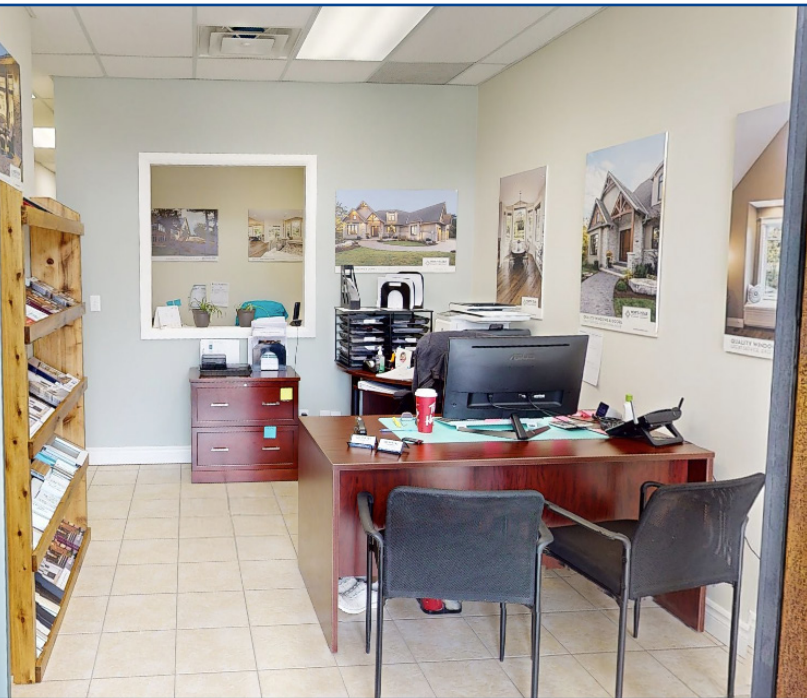


Bay #2 Office



Bay #2 Warehouse

Property Photos



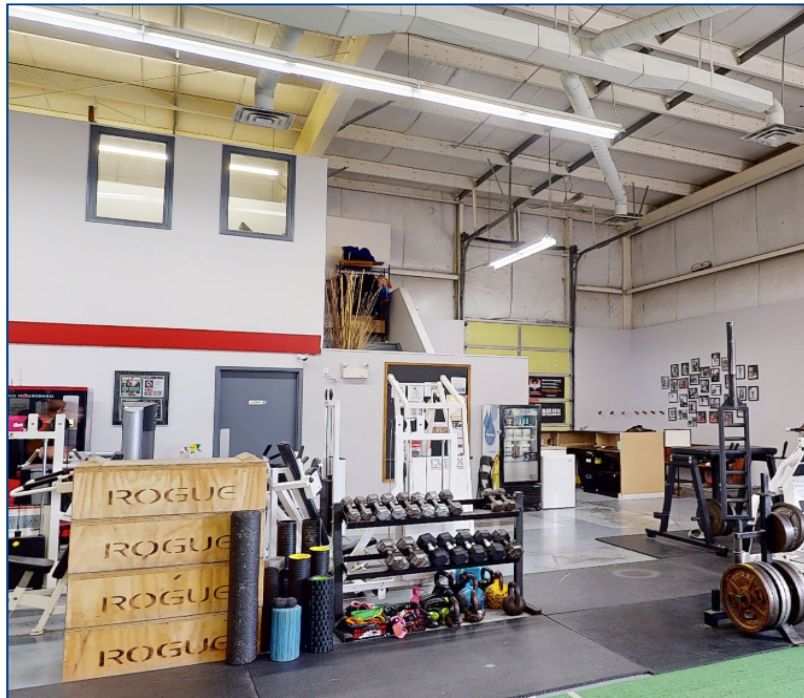
Bay #3 Office



Bay #3 Warehouse

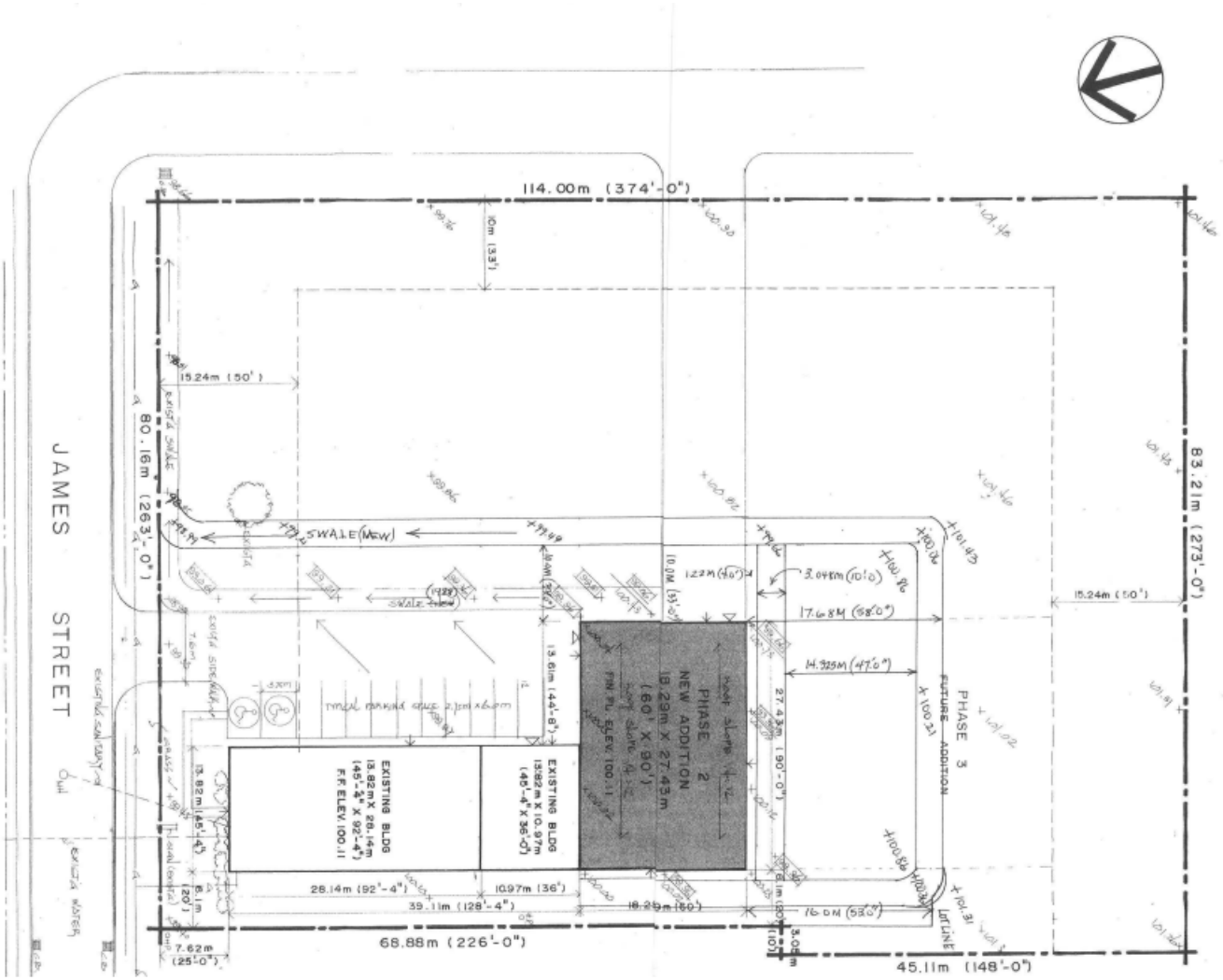


Bay #4

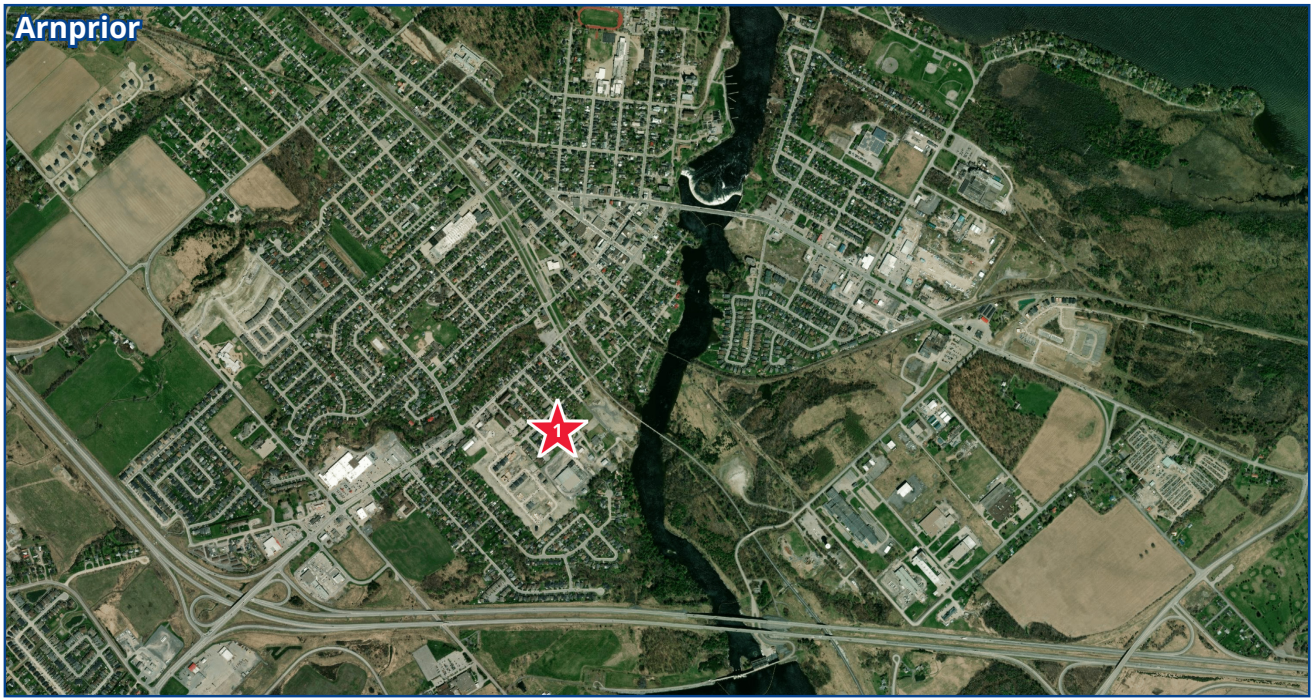
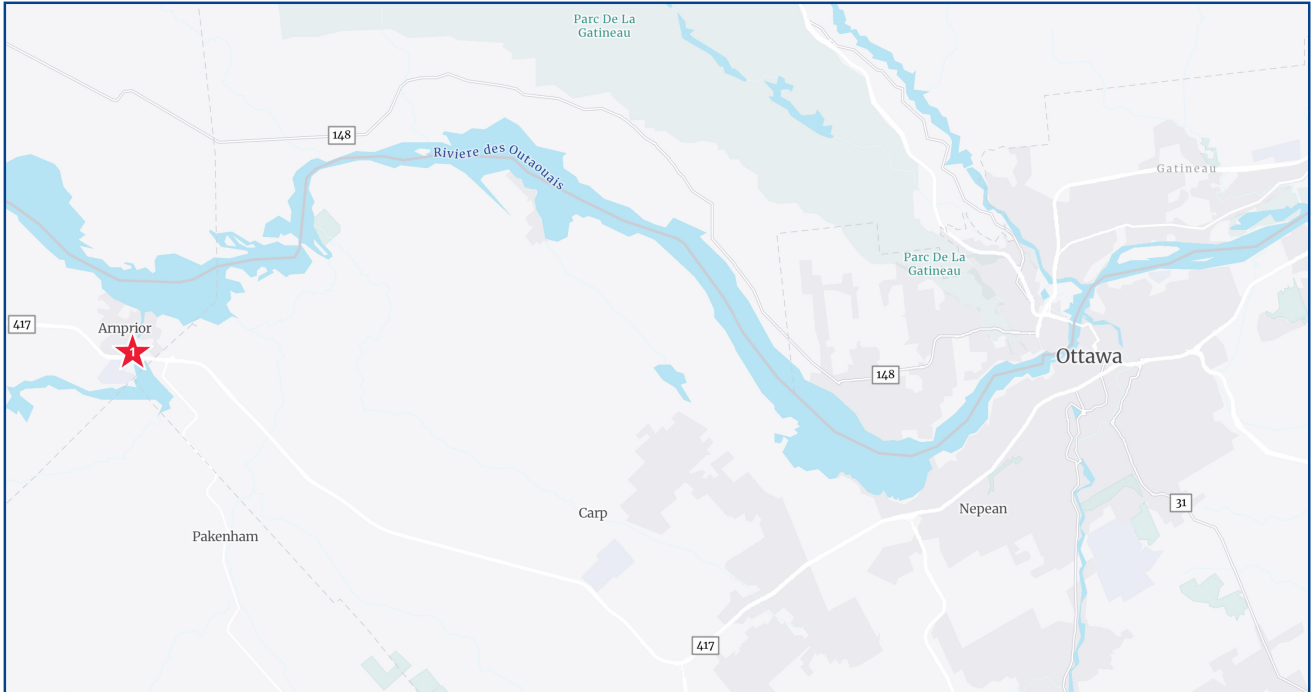


Bay #4

Site Plan



Subject Property



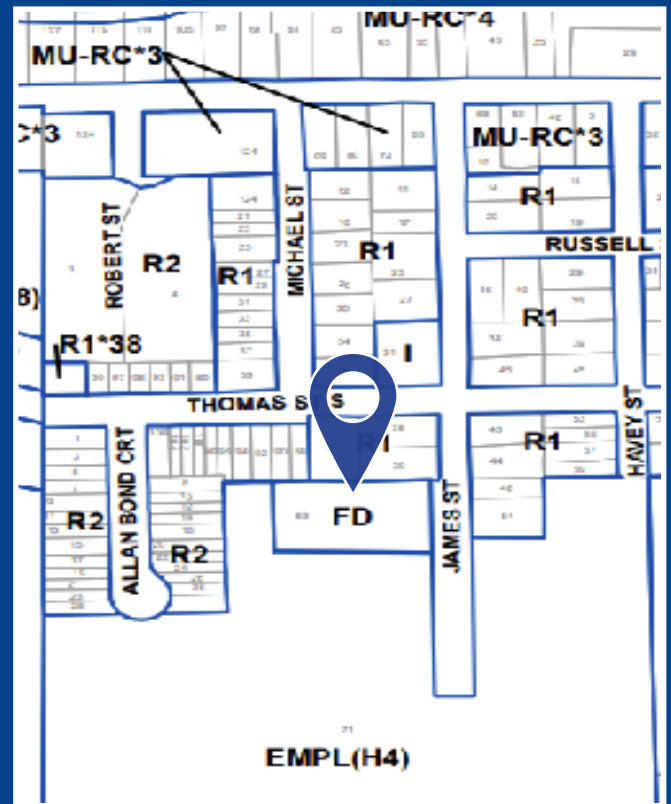
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FD - Future Development Zone

53 James St is currently zoned **Future Development (FD)** in the Town of Arnprior zoning by-law. The future development zone permits "legally existing uses as of the effective date of this by-law." The By-law came into effect October 9, 2018. Therefore the following permitted uses are considered as legally existing: Commercial Fitness Center, Warehouse, Contractor's shop and offices ancillary to these uses. The specific businesses or operators can change provided the use(s) meet the definition of the permitted uses listed above.

Also, the Property is currently designated "Low/Medium Density Residential Area" in the Town of Arnprior Official Plan. This designation permits: single-detached dwellings, semi-detached dwellings, townhouse dwellings, low rise apartment buildings (up to 6 storeys), additional dwelling units, home businesses, bed and breakfast establishments, day nurseries and local institutional uses. Establishment of any of these uses would require a zoning by-law amendment.



The Town of Arnprior zoning by-law is available here: https://www.arnprior.ca/en/building-and-planning/zoning.aspx?_mid_=10218

The Town of Arnprior Official Plan is available here: https://www.arnprior.ca/en/building-and-planning/official-plan.aspx?_mid_=23402

