



COMMERCIAL PROPERTY PROFILE

585 SEACLIFF DRIVE

Kingsville, Ontario

A distinctive commercial opportunity combining two established buildings, a specialized greenhouse complex and an additional vacant parcel. The property supports a range of retail, operational, storage and specialty-product functions, with further flexibility available through the adjoining land.

PROPERTY AT A GLANCE

East Building: approx. 2,496 sq. ft. main floor + basement

West Building: approx. 11,742 sq. ft. total interior area

Greenhouses: heating, loading and refrigeration features

Vacant land: approx. 3.027 acres

Services reported at road - buyer to verify

Available separately or together

Mark Bloomfield, Broker

Greg Barlow, Sales Representative

519-972-5000

Information and measurements are approximate. Property offered as is, where is. Buyer to independently verify.

East Building

Approx. 2,496 sq. ft. main floor + basement

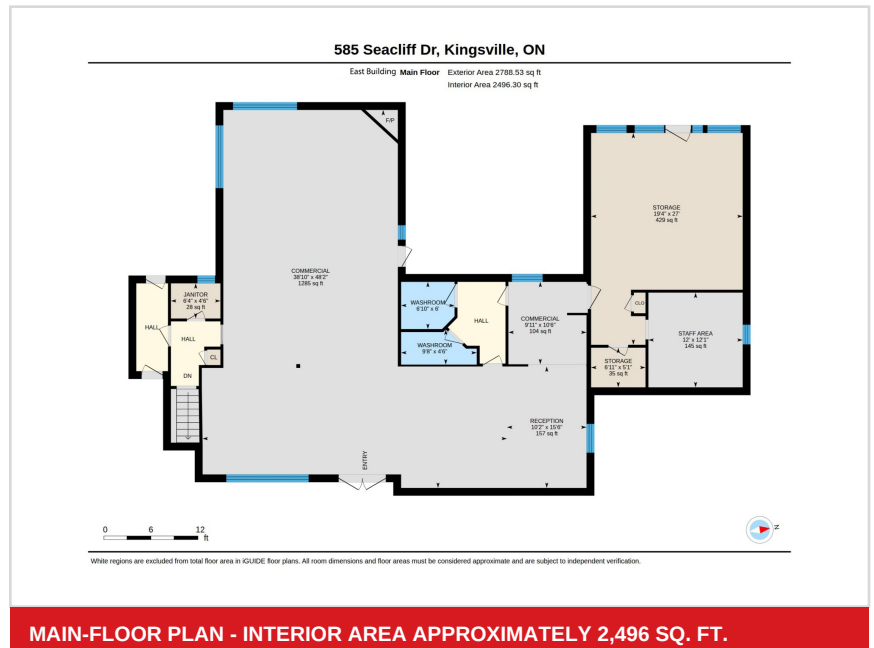


ACCESSIBLE COMMERCIAL BUILDING WITH PAVED ON-SITE PARKING

Flexible main-floor layout

A well-presented, single-storey brick commercial building with a large open commercial area, reception, staff area, two washrooms and multiple storage rooms. The basement provides additional storage and working area.

- Gas-fired furnaces and central air conditioning
- Covered entrance and accessibility ramp
- Paved customer and staff parking



Potential configuration

The combination of open commercial space, reception, staff amenities and storage provides flexibility for retail, showroom, office or service-oriented operations, subject to zoning and approvals.

West Building

Approx. 11,742 sq. ft. total interior area

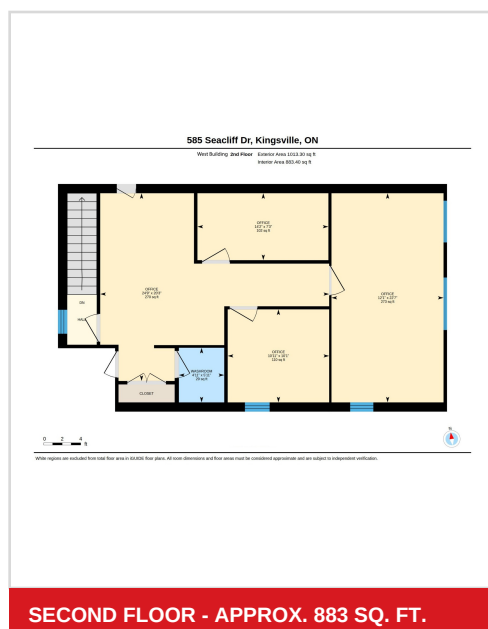
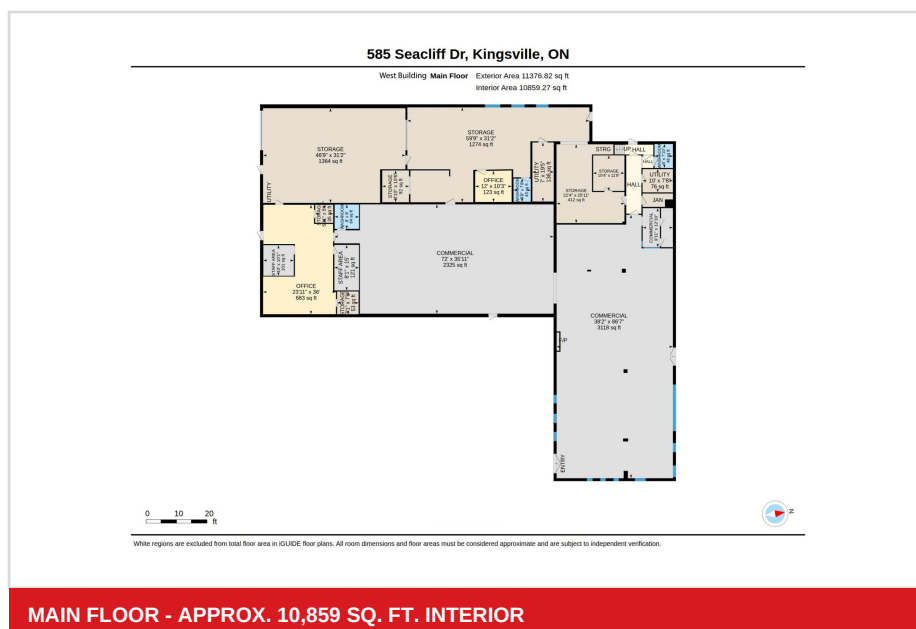


SUBSTANTIAL BRICK COMMERCIAL FACILITY WITH METAL ROOF AND BROAD PAVED PARKING

Large, adaptable commercial footprint

Approximately 10,859 sq. ft. on the main floor plus approximately 883 sq. ft. on the second floor. The layout includes two substantial open commercial areas, extensive storage, offices, staff areas, utility rooms and multiple washrooms.

- Forced-air heating and central air conditioning
- Second-floor office and kitchen area
- Retail, operational, office and storage flexibility



Greenhouse Complex

Specialized production and handling facilities



MULTIPLE GREENHOUSE STRUCTURES INTEGRATED WITH THE COMMERCIAL COMPLEX



OPEN PRODUCTION AREA WITH CONCRETE FLOORING AND LOADING ACCESS



ADJOINING WORK AND SUPPORT AREA

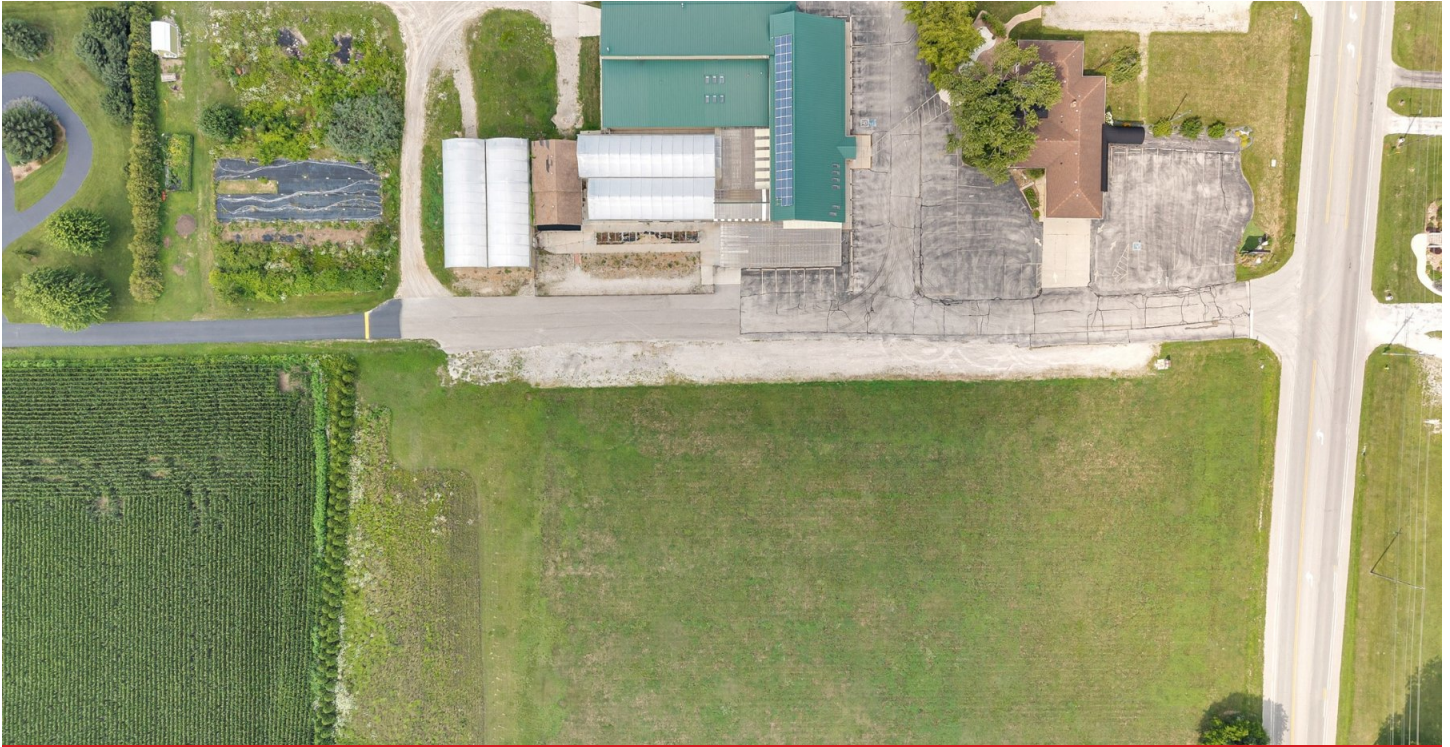
Purpose-built operational features

A specialized greenhouse and operational facility designed to support growing, handling, storage and specialty-product activities. Expansive open areas and practical loading access provide a functional platform for greenhouse, horticultural, agricultural-retail or related operations.

- In-floor heating and forced-air furnaces
- Loading doors and concrete flooring
- Refrigerated room for temperature-sensitive or specialty products
- Preparation, working and product-handling areas

Vacant Land Parcel

Approximately 3.027 acres



OVERHEAD CONTEXT - VACANT PARCEL ADJOINING THE ESTABLISHED COMMERCIAL COMPLEX



OPEN LAND WITH DIRECT RELATIONSHIP TO THE EXISTING IMPROVEMENTS



GENERALLY LEVEL AND OPEN SITE

Expansion or independent development potential

The additional parcel offers flexibility for future expansion, commercial development, outdoor display, growing operations or other complementary uses, subject to zoning and municipal approvals. Municipal services are reported to be available at the road.

Available separately or together with the adjoining buildings and greenhouse complex. Buyer to verify servicing, access and development requirements.