

Approximately 2,250 SF of Prime
Commercial/Flex Space

FOR SALE

1180 Pitt Street, Cornwall, ON



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PROPERTY DETAILS



THE OFFERING

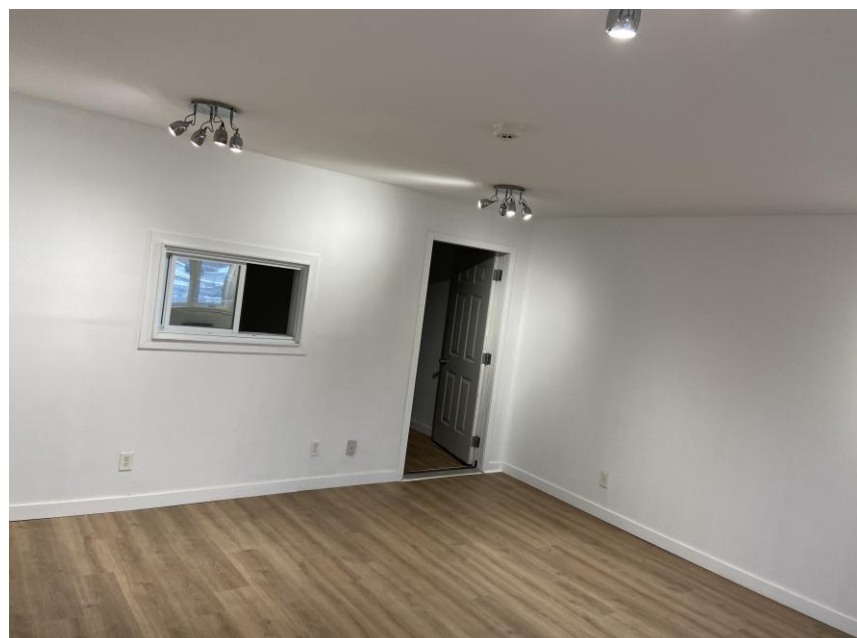
Prime commercial property offering exceptional visibility on a high-traffic street, ideal for attracting consistent foot and vehicle traffic. The site features 2,250 sq. ft. of building space on a lot of just over half-an-acre, with 162.34 ft of frontage on Pitt Street and a depth of 155.64 ft. Zoned MUC (Mixed Use Commercial), it supports a wide range of commercial uses along with select residential options. Consider the future redevelopment possibilities (Buyer to conduct due diligence).

The interior is well built-out, including two offices and one washroom, while three grade-level loading doors provide efficient access and operational flexibility. The lot is flat, cleared, and primarily paved, complemented by a generously sized grassy area, and is fully serviced (gas, hydro, Bell, water, storm and sanitary sewers, cable, and high-speed internet). This property presents an outstanding investment opportunity in a sought-after commercial corridor – ideal for businesses seeking high visibility, excellent accessibility, and strong long-term growth potential.

PROPERTY OVERVIEW

Address	1180 Pitt Street, Cornwall, ON, K6J 3T2
Area	2,250 Sq. Ft. (Building), Approx. 25,264 Sq. Ft. (Full Lot Size)
Price	\$599,000.00
Property Tax	\$8,065.00 (approx. 2025)
Possession	Immediately
Zoning	MUC (Mixed Commercial Use)

EXTERIOR/INTERIOR FEATURES



LOCATION

1180 Pitt Street in Cornwall sits on a high-visibility commercial corridor with strong vehicular and pedestrian exposure, making it ideal for retail, office, or service-oriented businesses. The surrounding area features established local businesses, reflecting a vibrant commercial mix that attracts consistent local traffic.



Subway
Starbucks
BarBurrito
Tim Hortons
Dairy Queen

2-minute drive



Canadian Tire
The Brick
Farm Boy
Giant Tiger

2-4 minute drive

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