



## 1600 King Street N St. Jacobs, Ontario

Units #18, #19, & #20

Exceptional opportunity for investors and owner-occupiers to purchase three individual industrial units or combine them into one larger industrial unit totaling to approximately 3,700 sf.

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# Property details

1600 King Street N, St. Jacobs

- Functional space offering 2,650 sf of industrial and 1,050 sf of office space
- 12 foot clear heights in units
- Building signage and pylon signage
- Quick access to Highway 85 connecting Waterloo, Kitchener and the surrounding regions

| Unit | Size     | Asking price |
|------|----------|--------------|
| #18  | 1,500 sf | \$475,000    |
| #19  | 1,050 sf | \$325,000    |
| #20  | 1,150 sf | \$375,000    |

**\$1,150,000** Asking price



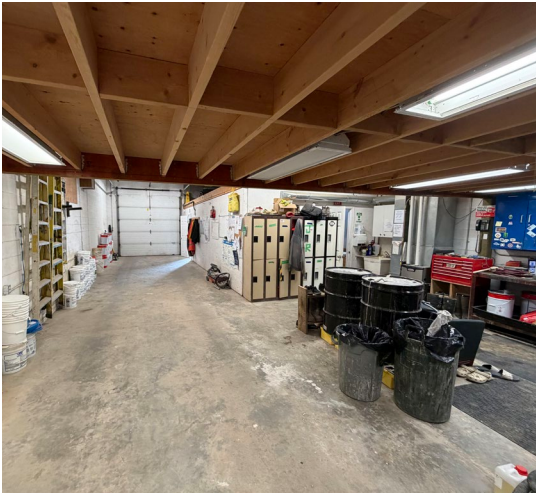
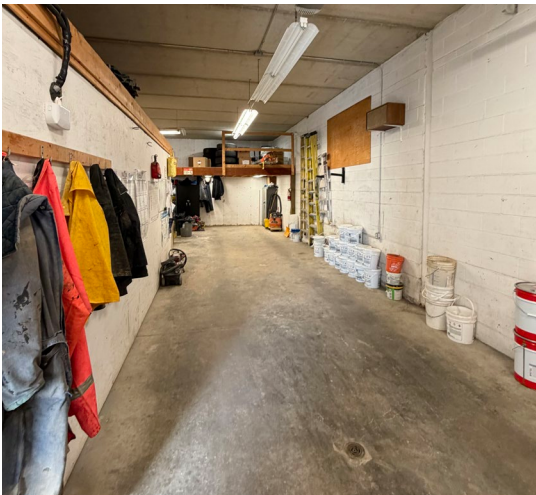
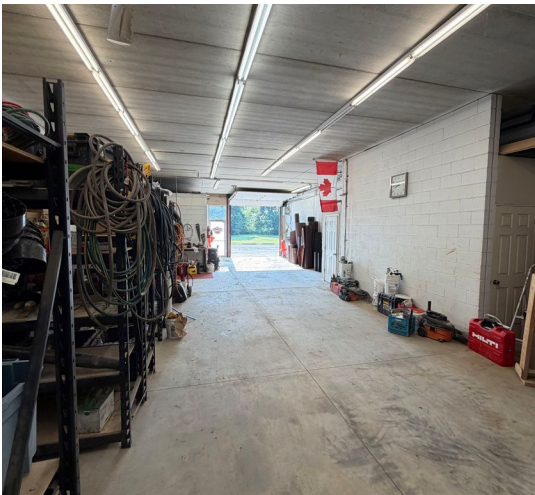
**3,700 sf**  
Total combined space



**Three**  
Available units



**Two drive in**  
Shipping doors



# Zoning overview

1600 King Street N, St. Jacobs

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## EM-1 permitted uses

- Advance technology
- Automotive sales, rental, services, service station, and sales lot
- Beer, wine, and alcohol manufacturing
- Body shop
- Building or lumber supply outlet
- Business incubator
- Catering service
- Commercial printing
- Commercial wellness facility, indoors only
- Communication establishment
- Commuter passenger railway operation and station
- Contractor's yard
- Convenience store
- Distribution operation
- Emergency services - ambulance, fire and police
- Farm implement sales outlet
- Financial establishment
- Gas bar
- Government services
- Health services facility / clinic
- Indoor storage, warehousing, dismantle
- Industrial mall
- Laboratory
- Light industrial
- Manufacturing
- Open spaces / parks
- Office, business, professional, commercial
- Private power generation facility
- Public garage
- Renewable energy system
- Research and development
- Restaurant or drive-thru restaurant
- Sales and service garden equipment and industrial equipment
- Sales or service of large machinery, small engine machinery
- Sales and service of trucks and trailers with limited accessory retail
- Sawmill
- Service, repair or rental enterprise (not including personal services)
- Training facility
- Transit operation and station
- Transportation operation
- Truck fuel depot / dispensing
- Wholesale outlet

## Get more information

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