

995841

MONO ADJALA TOWNLINE

ROSEMONT

\$7,400,000



**SOUTHLAKE
REALTY INC.**
BROKERAGE



CONTACT: RICK HAMILTON, BROKER OF RECORD, SOUTHLAKE REALTY INC. BROKERAGE (905) 717-7833

PROPERTY DETAILS

The property comprises a 34,000 square foot tenanted industrial building with an extra 2 Plus Acres of Buildable Land. 25 paved parking spots and One Acre of Tenanted Outside Storage.

Situated on a 5.52-acre lot, the site offers significant future development potential, including the ability to expand the existing structure or develop an additional building on the surplus land. This presents a compelling investment opportunity with substantial upside.

The property is zoned M1-7, permitting a wide range of industrial and commercial uses. At the current asking price, the asset generates a net income yielding a high capitalization rate, with income increasing annually.

An executed Non-Disclosure Agreement is required through Southlake Realty Inc., Brokerage. Rick Hamilton , Broker of Record

LOCATION OVERVIEW

Rosemont is located approximately eight kilometres west of Alliston, within the Township of New Tecumseth, home of the Honda Plant, a rapidly growing municipality with a population exceeding 44,000 residents.

The community of Rosemont is strategically positioned just off Highway 89, with convenient access to Highways 10, 27, 50, and Highway 400, all within a short drive. New Tecumseth comprises three distinct urban centres (Alliston, Beeton, and Tottenham) each offering its own established and vibrant downtown core.

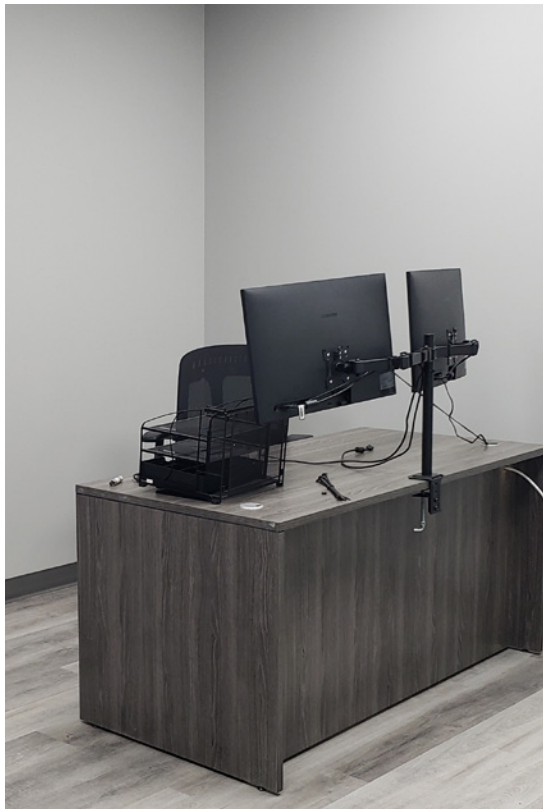
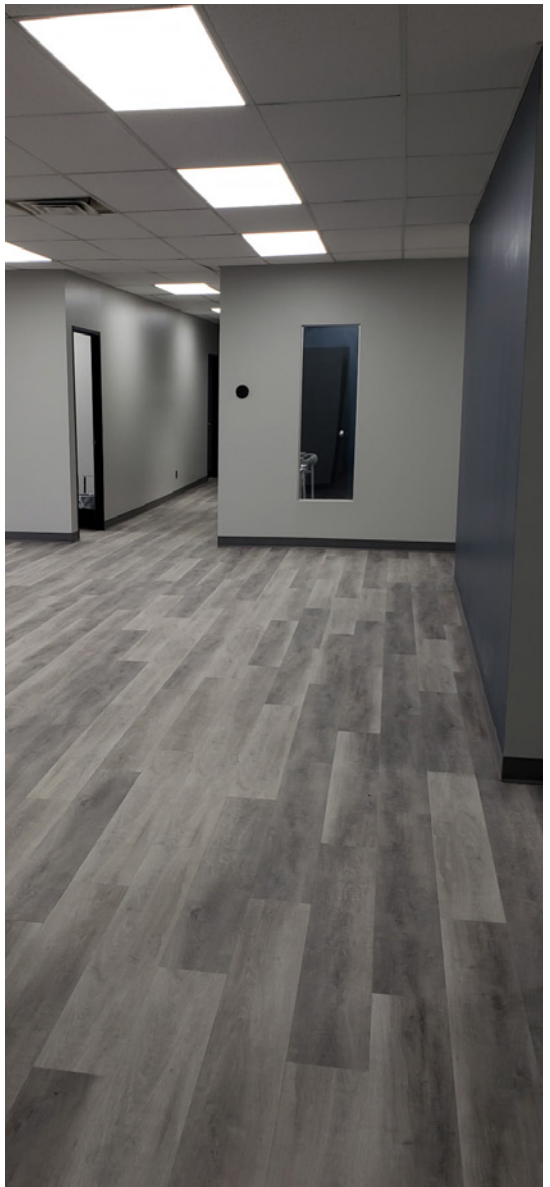
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|----------------------|------------------|----------------------|-------------|
| Total Area | 5.52 AC | Year Built | 1990 |
| Building Size | 34,000 SF | Zoning | M1-7 |
| Clear Height | 12-18' | Loading Doors | 6 |



NEARBY COMMUNITIES

| | |
|-----------|---------|
| Alliston | 11.6 KM |
| Shelburne | 18.3 KM |
| Beeton | 25.6 KM |
| Tottenham | 27.1 KM |
| Barrie | 50.6 KM |
| Toronto | 93.9 KM |





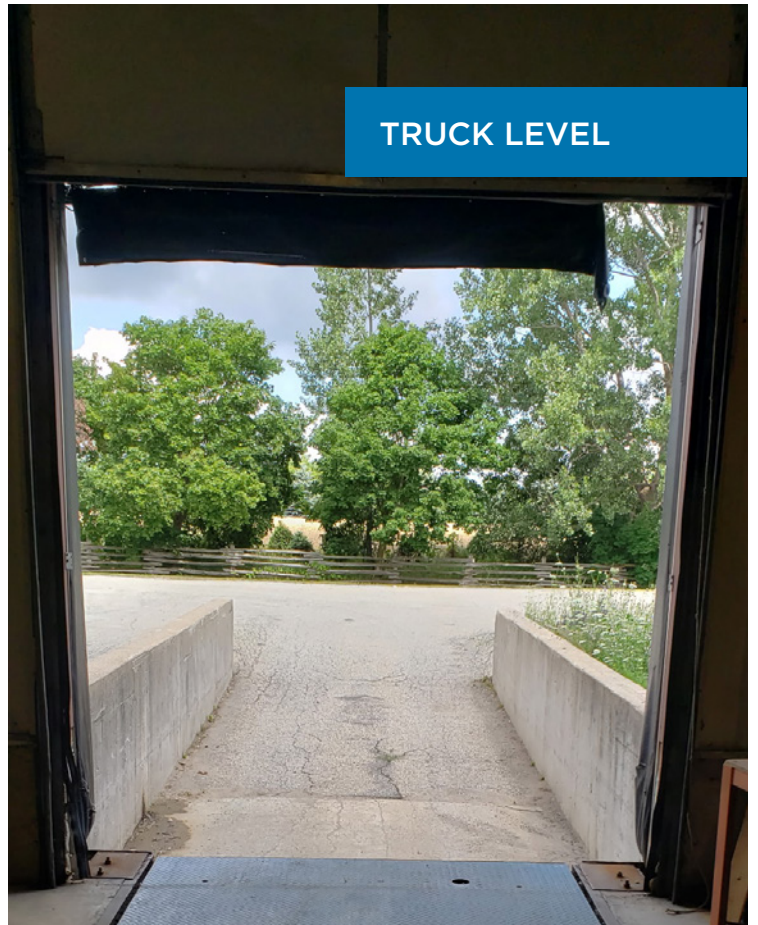


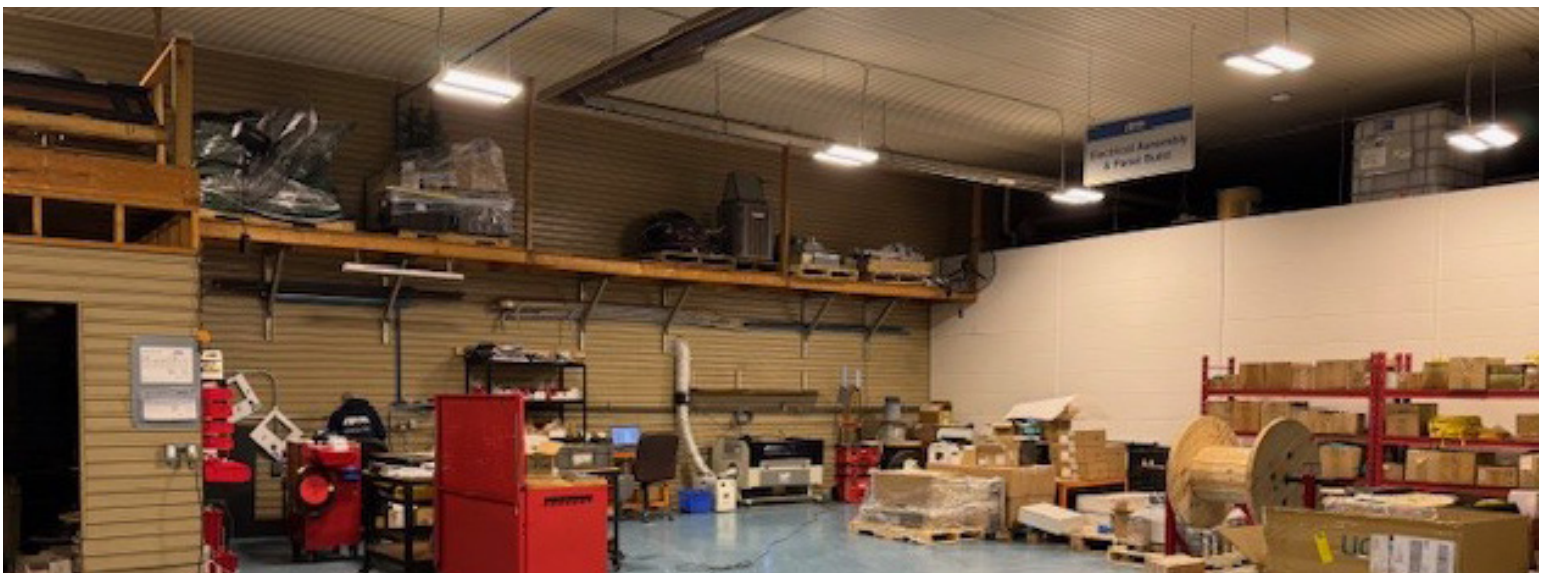
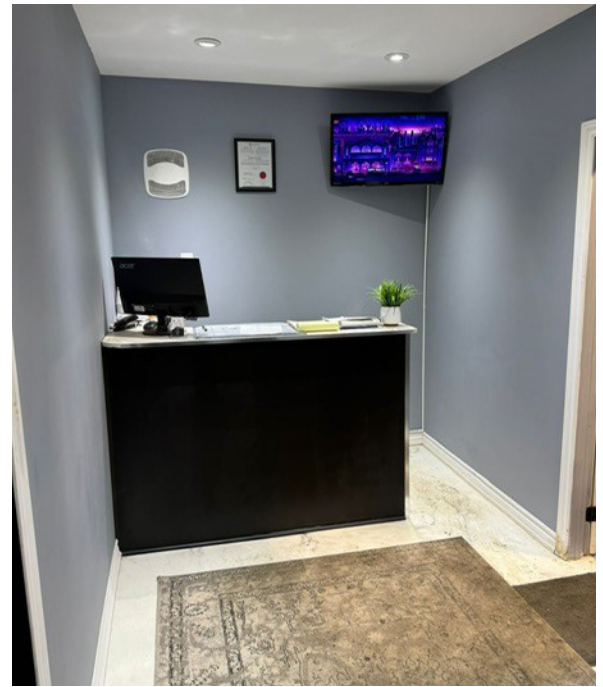
3 DRIVE-IN DOORS ON EAST SIDE



12' DRIVE-IN DOOR



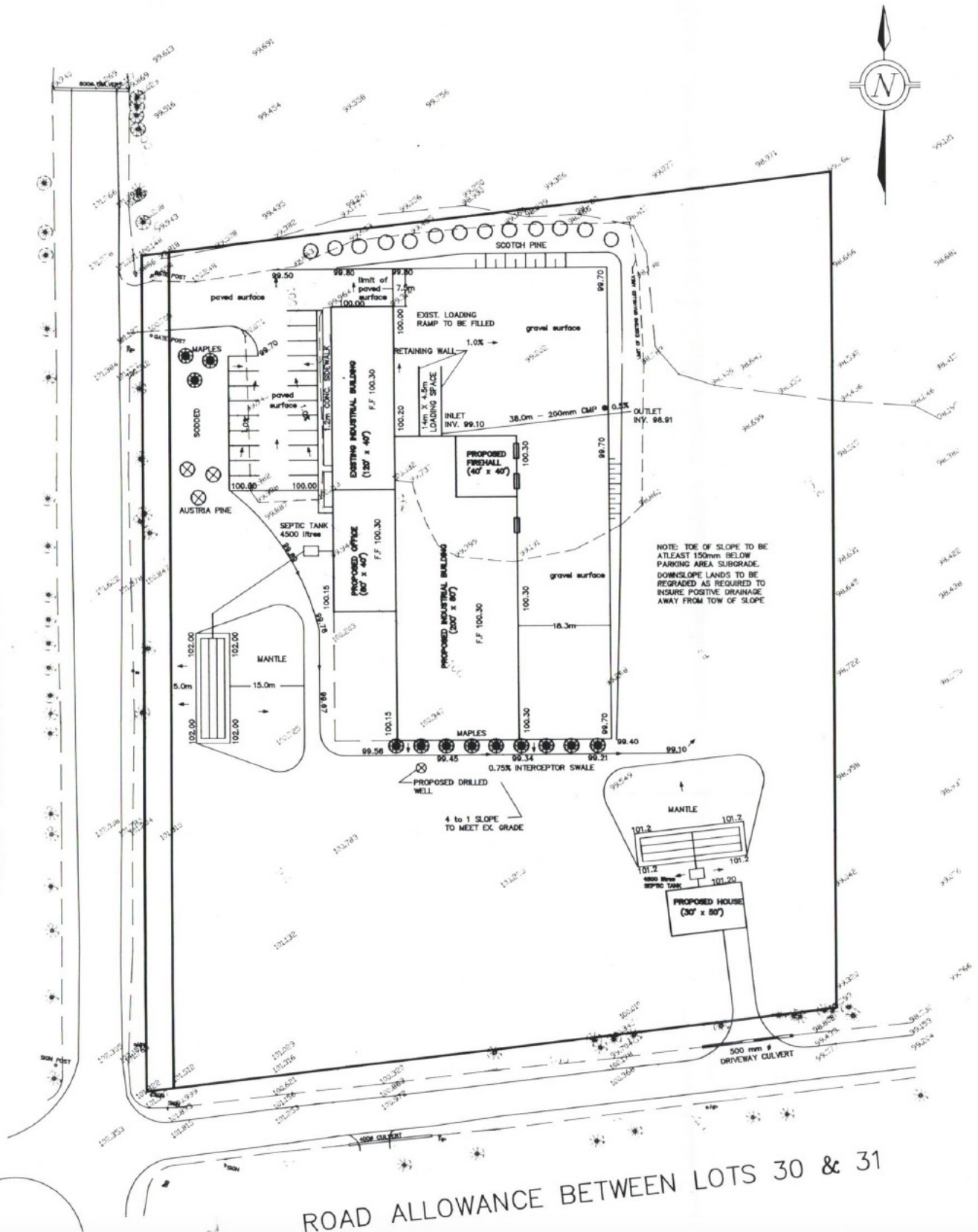






SITE PLAN

ROAD ALLOWANCE BETWEEN TOWNSHIPS OF ADJALA & MONO



ROAD ALLOWANCE BETWEEN LOTS 30 & 31



Contact Us

Rick Hamilton, Broker of Record
Southlake Realty Inc. Brokerage
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