

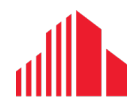


**FOR SALE**

PRIME LIGHT INDUSTRIAL/RESIDENTIAL  
INVESTMENT OR OWNER/OCCUPIER OPPORTUNITY

**24637 – 24643  
MELBOURNE  
ROAD**

*Adelaide Metcalfe, ON N7G 3H5*



**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario



ASKING PRICE: \$1,075,000

## ABOUT THE PROPERTY

Prime commercial/light industrial/residential investment or owner/occupier opportunity. The property is comprised of three buildings situated on 0.859 acres in the hamlet of Cairngorm, within the township of Strathroy-Caradoc in Middlesex County. Approximately 7 minutes from downtown Strathroy, providing convenient access to essential services and amenities.

- **Asking Price:** \$1,075,000
- **Building Area:** Approx. 7,600 SF Total
  - » **Bldg. A:** Approx. 2,100 SF
  - » **Bldg. B:** Approx. 1,500 SF
  - » **Bldg. D:** Approx. 4,000 SF
    - \* Split into 4 separate units
- **Site Area:** 0.859 Acres
- **Taxes:** Approx. \$8,407.11 (2024)
- **Zoning:** HC-1 - Hamlet Commercial Special Provision 1 (see following page for permitted uses)
- **Services Include:**
  - » **Natural Gas**
  - » **Water Supply:** Bored Well
  - » **Sewers:** Septic system (holding tank)
- **Parking:** Large well lit lots on-site
- The buildings and grounds are in great condition, benefiting from excellent exposure and high traffic volumes
- Phone and high speed fibre optic internet available
- Potential for the development of green space



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# PERMITTED USES

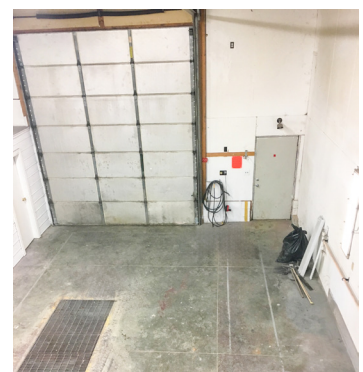
## HAMLET COMMERCIAL ZONE - HC

Accessory dwelling unit within a single detached dwelling	Automotive Service Station
Bed and Breakfast establishment in accordance with section 5.2 of this By-law	Convenience Retail
Financial Establishment	Home Business, in accordance with section 5.14 of this By-law
Personal Services	Single Detached Dwelling

## HAMLET COMMERCIAL ZONE - HC-1

Automobile Repair	Automobile Sales
Warehouse	Public Storage Unit
Office	Custom Workshop
Retail Store	Light Manufacturing

[https://www.adelaidemetcalfe.on.ca/sites/default/files/2024-04/AM\\_Comprehensive\\_ZBL\\_April2024.pdf#page=76](https://www.adelaidemetcalfe.on.ca/sites/default/files/2024-04/AM_Comprehensive_ZBL_April2024.pdf#page=76)



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# PROPERTY DETAILS

BUILDING A	
BUILDING AREA	Approx. 2,400 SF
CONSTRUCTION	<ul style="list-style-type: none"><li>Concrete foundation</li><li>Urethane insulation over block/brick veneer</li><li>Concrete floor</li><li>1,000 SF of beautiful natural hardwood maple floors in the basement area</li><li>T Bar suspended ceilings</li><li>Energy efficient T8 fluorescent lighting</li><li>Smoke/carbon monoxide detector alarm system</li></ul>
ELECTRICAL	Single phase   120/240 volts   400 amps
UPDATES	Emergency exit lighting (2020)
UTILITIES	Phone and high speed fibre optic internet available
HEAT SOURCE/TYPE	High efficiency natural gas forced air furnace (on separate meter)
UNIT A1	
UNIT A1	1,640 SF comprised of: <ul style="list-style-type: none"><li>Large front room with two 4'x5' windows</li><li>3 piece bathroom, 2 separate rooms, kitchenette, open concept living area</li><li>1,000 SF natural hardwood maple floors in the basement area</li></ul>
UNIT A3	
UNIT A3	650 SF comprised of: <ul style="list-style-type: none"><li>Concrete floor</li><li>T-bar suspended ceiling</li><li>LED pot lights</li><li>Divided into 3 sections</li><li>Clean, bright, supper insulated,</li></ul> <ul style="list-style-type: none"><li><b>Section 1: (10'x17')</b><ul style="list-style-type: none"><li>* New man door and window</li></ul></li><li><b>Section 2: (12'x17')</b><ul style="list-style-type: none"><li>* Clear Height: 9'</li></ul></li><li><b>Section 3: (15'x17')</b><ul style="list-style-type: none"><li>* Clear Height: 9'</li><li>* Sound proof room</li></ul></li></ul>

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# PROPERTY DETAILS

BUILDING B	
<b>BUILDING AREA</b>	Approx. 1,500 SF
<b>CONSTRUCTION</b>	<ul style="list-style-type: none"> <li>Block foundation</li> <li>Cement floor</li> <li>Wood framed</li> <li>Steel clad</li> <li>Smoke detector alarm system</li> </ul> <ul style="list-style-type: none"> <li>Comprised of 3 sections:           <ul style="list-style-type: none"> <li>* Open concept kitchenette, 3 piece bath and studio</li> </ul> </li> <li>Three man doors</li> <li>1 (10'x10') insulated over head door</li> <li>LED lighting</li> <li>Clean, bright, efficient and secure space with a large front window</li> </ul>
<b>ELECTRICAL</b>	Single phase   120/240 volts   400 amps
<b>UPDATES</b>	High efficiency forced air natural gas furnace
<b>UTILITIES</b>	Phone and high speed fibre optic internet available
<b>HEAT SOURCE/TYPE</b>	Natural gas forced air furnace (on separate meter)
SECTIONS 1-3	
<b>ADDITIONAL DETAILS</b>	<ul style="list-style-type: none"> <li><b>Section 1: '20x32'</b> <ul style="list-style-type: none"> <li>* Clear Height: 14'</li> <li>* Heated garage</li> <li>* Cement floor</li> <li>* Section 1 (10'x10') insulated over head door</li> <li>* One man door</li> <li>* Pit and interior walls a lined with 2" metal clad insulated white panels</li> <li>* Walls total R35 and the attic totals R45</li> </ul> </li> <li><b>Section 2: 14'x32'</b> <ul style="list-style-type: none"> <li>* Clear Height: 9'</li> <li>* Cement floor</li> <li>* One man door</li> <li>* High efficiency forced air natural gas furnace</li> </ul> </li> <li><b>Section 3: 15'x32'</b> <ul style="list-style-type: none"> <li>* Clear Height: 9'</li> <li>* Cement floor</li> <li>* One man door</li> <li>* Unit is heated with 3 piece washroom, kitchenette</li> <li>* Presently an art studio</li> </ul> </li> </ul>

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# PROPERTY DETAILS

BUILDINGS A&B	
ADDITIONAL NOTES	<ul style="list-style-type: none"><li>Gas heat separately metered, 120/240 volts 400 amps single phase hydro</li><li>Shared, filtered, UV treated water pressure system (well)</li></ul>
BUILDING D	
BUILDING AREA	Approx. 4,000 SF
CONSTRUCTION	<ul style="list-style-type: none"><li>Construction began in 1990</li><li>Concrete foundation, wood frame steel clad, drywall interior walls and steel clad ceilings<ul style="list-style-type: none"><li>* Clear Height: 16'</li><li>* Currently divided into four 25'x40' units</li><li>* Interior dividing walls can be removed</li><li>* Each unit has 14' overhead insulated doors, 2 man doors, partial mezzanine and washroom</li></ul></li><li>One unit has 650 SF mezzanine, 4 piece bath, kitchenette, meeting room and pit</li><li>Exterior walls have urethane insulation, attic R35, interior walls between units R40, high pressure sodium or T8 fluorescent lighting</li></ul>
ELECTRICAL	Single phase   575/208/240/120 volts   200 amps
UPDATES	High efficiency forced air natural gas furnace
UTILITIES	Phone and high speed fibre optic internet available
HEAT SOURCE/TYPE	Natural gas forced air furnace (on separate meter)

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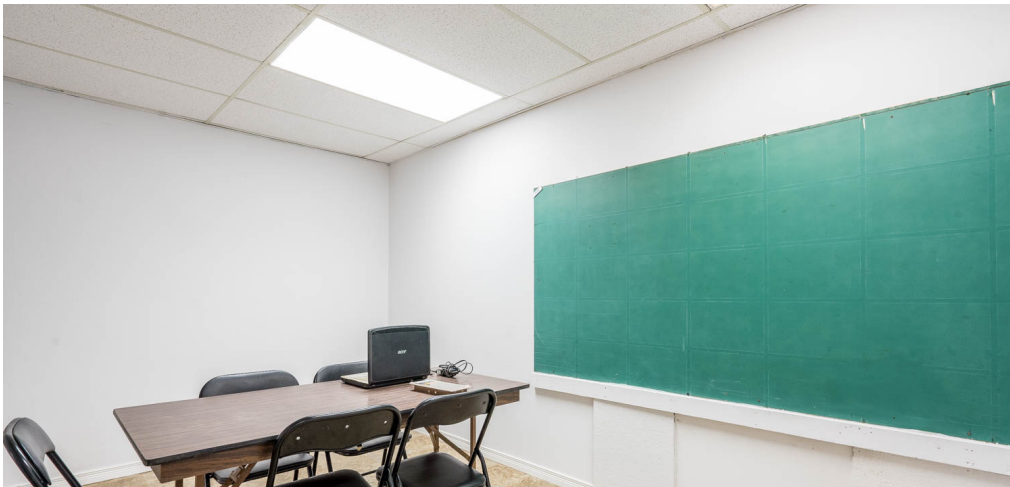
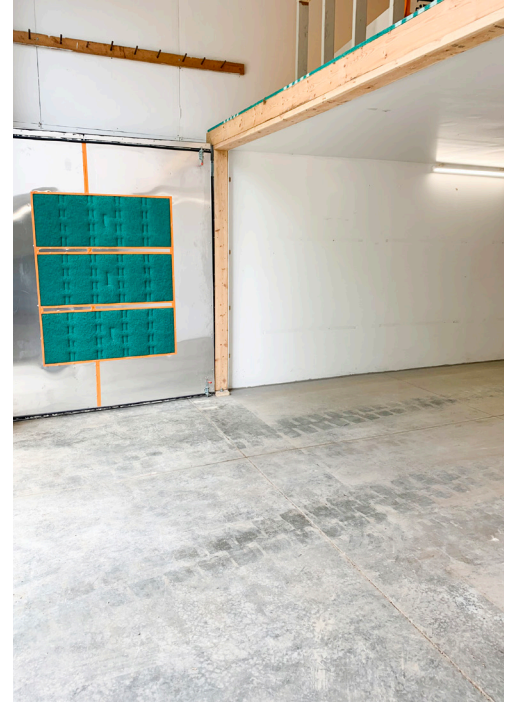
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# PROPERTY IMAGES



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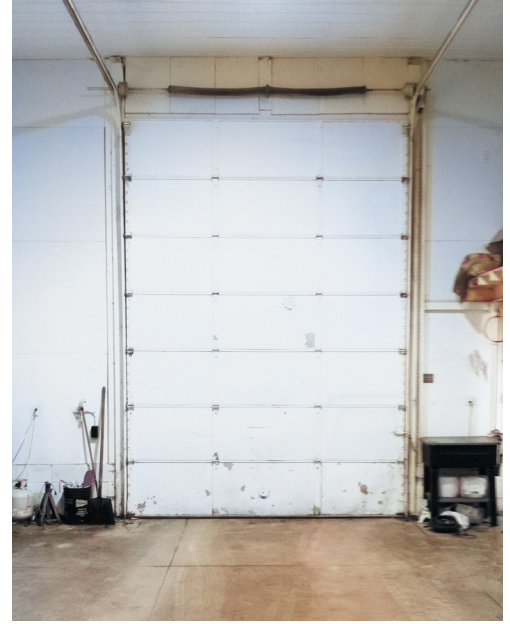
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