

# \$1,195,000 - 705 GARAFRAXA Street N

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## Listing ID: 40566219

**\$1,195,000**

, 1.83 acres

Industrial

705 GARAFRAXA Street N, Durham,  
Ontario, N0G1R0

Vendor take-back mortgage available!  
Unlock the potential of this 1.828-acre industrial property. Currently featuring 6000 SF of industrial space, 3500 SF of storage/office space and an additional 3500 SF ft on the second floor best suited for offices, retail, or residential units. Zoned M1-150, this unique property permits 2900 SF of residential space within the building in addition to over 30 permitted uses such as any manufacturing, processing, assembly, repair, fabricating, milling, professional offices, brewery and storage. The electrical system was upgraded in 2012 to 3-phase 600-volt 400-amp service. Currently utilized for a carpentry business. The roof was redone in 2012 over the industrial/warehouse space, this portion of the building boasts 14 ft ceilings with approximately 12 ft clearance, equipped with natural gas infrared tube heaters. The property provides ample parking, excellent highway exposure and option to sever land. The building requires some TLC, renovate to suit your business needs! (id:50245)

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Listing Office: Royal LePage Locations North (Meaford), Brokerage