

FOR SALE

240-250 Enterprise St., Russell, ON



Multi-Tenant Industrial Building. The building has a gross area of 33,310 sq.ft. with a leasable area of approximately 31,786 sq.ft. The building is situated on 4.14 acres of land.

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Commercial Real Estate Advisors

PROPERTY DETAILS



THE OFFERING

240-250 Enterprise St., Russell, Ontario is a multi-tenanted industrial building located in the Vars Industrial Park. The building consists of approximately 33,310 sq.ft. of gross building area on 4.14 acres (more or less) of land. The front of the building has storefront type windows while the rear of the property has 11 overhead doors. The building has good access for large vehicles and transport trucks. Currently there are five (5) tenants in the property with the anchor tenant occupying approximately 14,515 sq.ft. The site has an excess of land of approximately two acres which could accommodate additional structures.

ADDRESS	240-250 Enterprise St., Russell, ON
SALE PRICE	\$5,950,000 (\$187.19 per sq.ft.)
LEGAL DESCRIPTION	PT LT 21-22 CON 5 RUSSELL PT 2, 3, 4, 5, 6, 7, 50R6206; RUSSELL
BUILDING AREA	33,310 sq.ft. gross area and a 31,786 sq.ft. leasable area (approx.)
LAND AREA	4.14 acres (approx.)
FRONTAGE	To be verified
FLOORS	Poured concrete, structural steel frame
YEAR BUILT	Circa 1990 by the Seller
ZONING	MP-2 - Industrial Park Zone
REALTY TAXES	\$45,705.81 (2024)

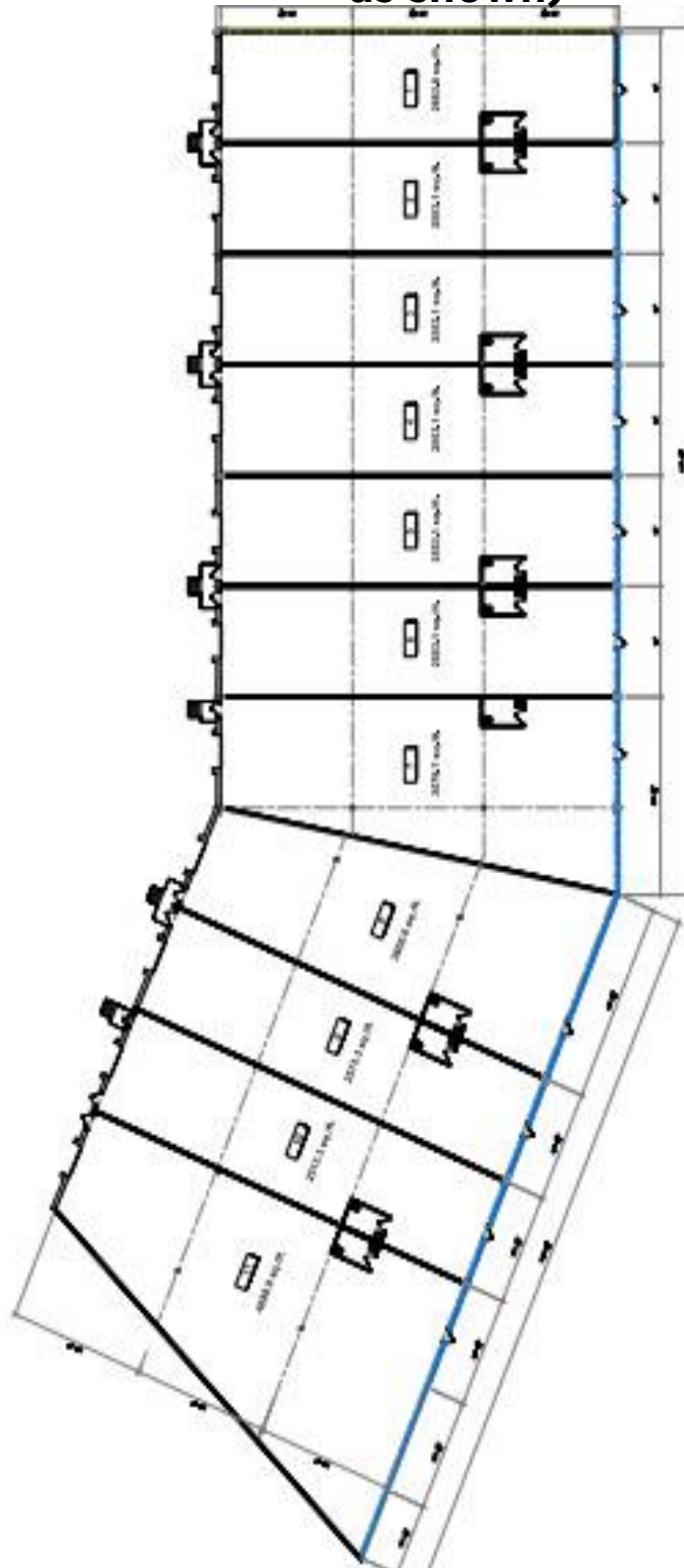
ADVANTAGES OF THIS INVESTMENT

- Up to 14,608 sq.ft. vacant possession opportunity as of August 1st, 2026 if a buyer wishes to occupy the building and operate their business. As an owner/user you can subsidize the mortgage payments with rental income.
- Approximately two (2) acres of surplus land available for potential development or possible severance. Also could be used for outside storage subject to zoning and municipal by-laws.
- Tax advantages to holding real estate in a corporation.
- Increasing rents upon lease renewals.
- Depreciation (CCA) and mortgage interest expense.
- Low interest rate environment.
- Monthly rental income and cash flow.
- Capital appreciation and equity growth.

FLOOR PLAN

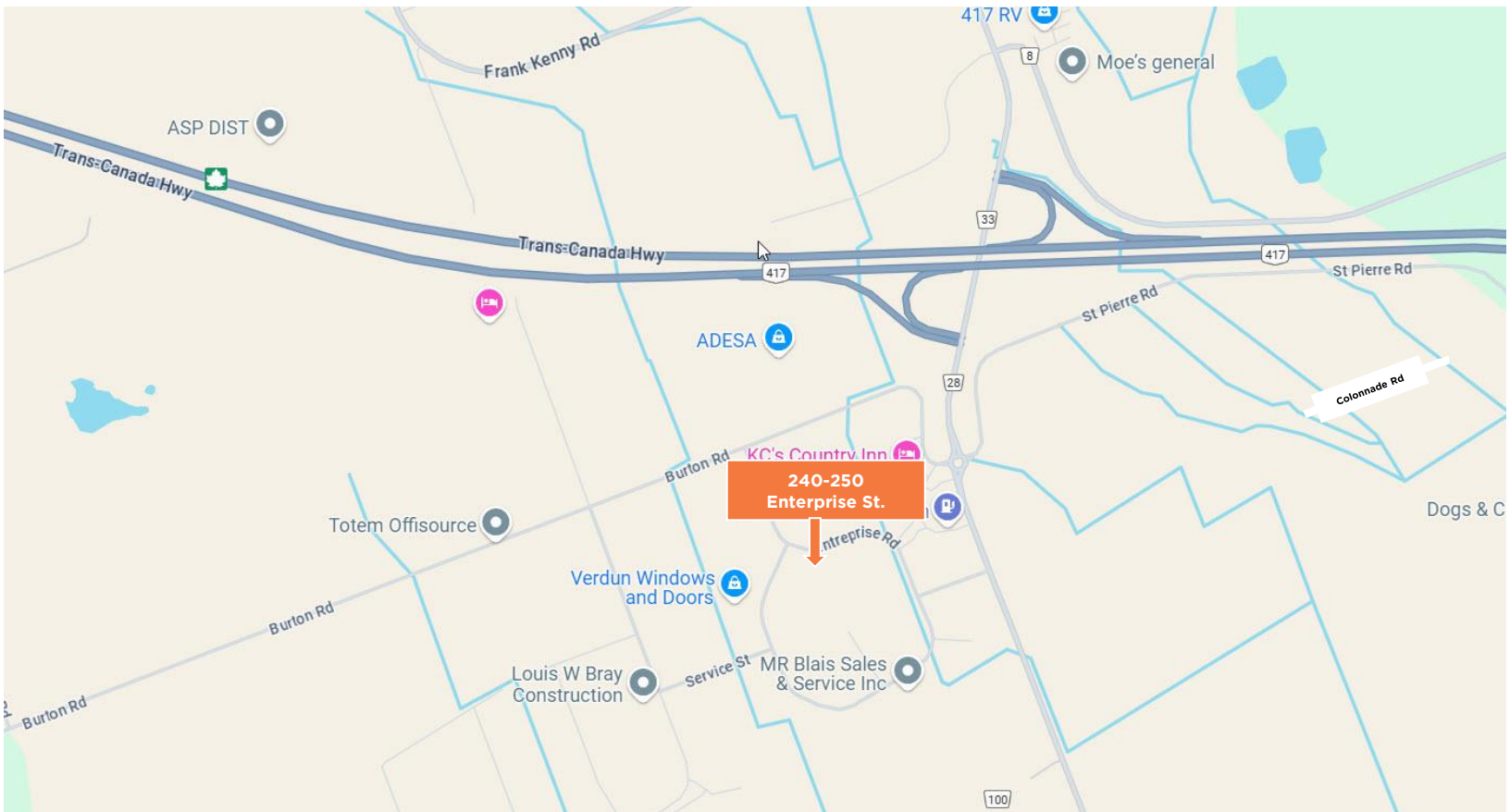
240-250 Enterprise St., Russell, ON

CONCEPTUAL ONLY
(Not all demising walls are constructed
as shown)



LOCATION

240-250 Enterprise St., Russell, ON is located in the Vars Industrial Park close to the intersection of Clement Street and Enterprise St. It is approximately 12 to 15 minutes east of the St. Laurent Blvd. and Highway 417 (Queensway) interchange.

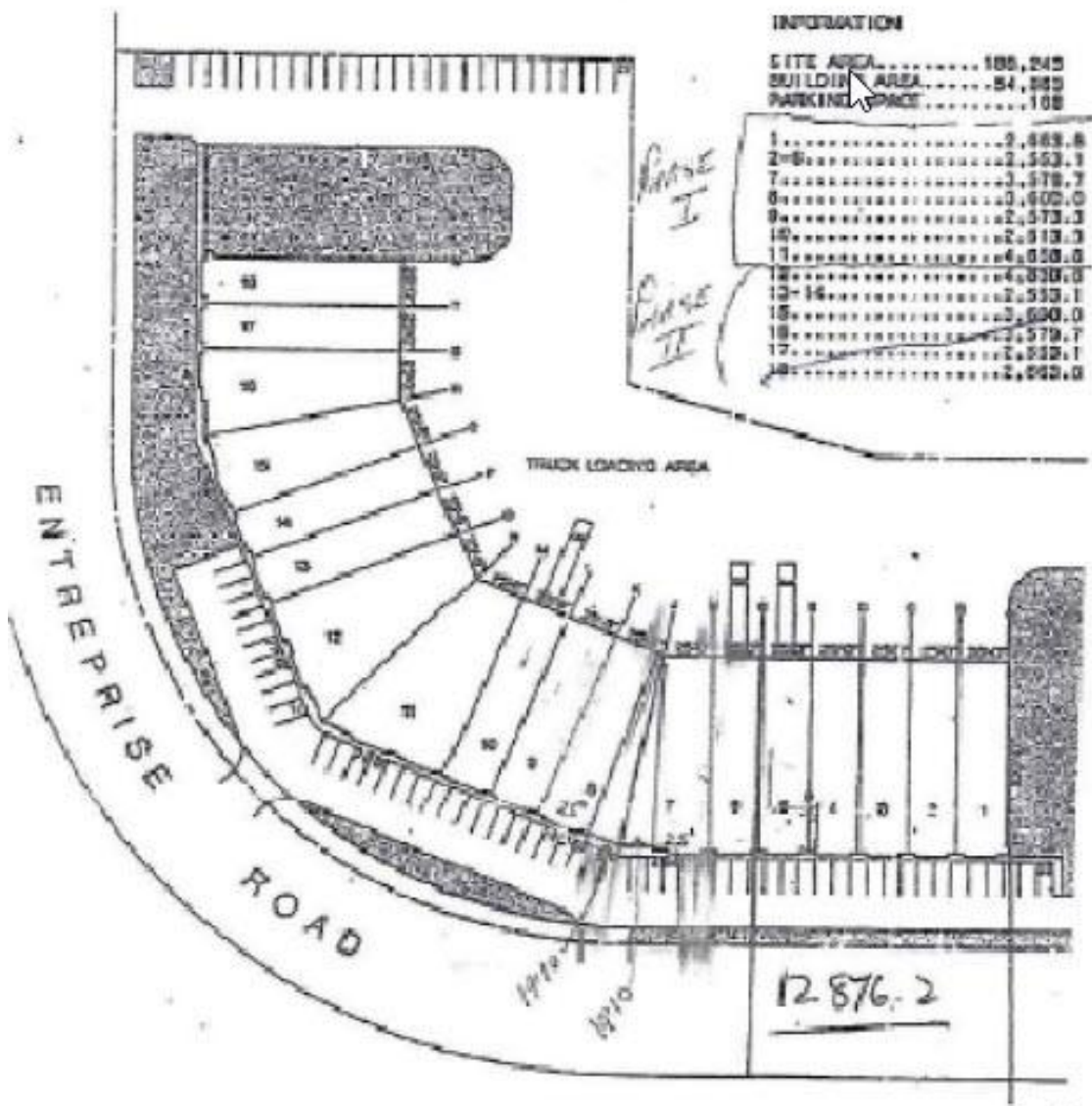


DEMOGRAPHICS

Radius	2 KM	3 KM	5 KM
Population (2023)	211	639	2,688
Population (2028)	237	718	3,053
Population (2033)	261	791	3,378
Median Age	45	46,10	44.7
Average Household Income (2023)	\$94,206	\$100,942	\$122,515
Median Household Income (2023)	\$81,000	\$82,500	\$95,298

SITE PLAN

RUSSELL - G. INDUSTRIAL DEVELOPMENT RUSSELL, ONT



ZONING

MP-2 INDUSTRIAL PARK ZONE – PERMITTED USES

- Agricultural produce warehouse
- Automobile body shop
- Automobile dealership
- Automobile gas bar
- Automobile rental establishment
- Building contractor's shop or yard
- Building supply outlet
- Bulk storage tank
- Business incubator
- Cartage or transport yard
- Car wash
- Commercial vehicle and heavy equipment sales, rental and servicing
- Custom workshop
- Display and sales area
- Drive through, accessory to a permitted use
- Dry cleaning or laundry plant
- Factory outlet
- Farm equipment sales, rental and servicing
- Food processing plant
- Industrial use, light, provided such industry is a low water user
- Industrial use, medium, provided such industry is a low water user
- Medical marijuana production facility, provided such facility is a low water user
- Merchandise service shop
- Mini-warehouse and public storage
- Office
- Open storage, accessory to a permitted use
- Propane cylinder exchange facility
- Recycling depot
- Rental establishment
- Research and development centre
- Service and repair shop
- Transportation depot
- Transportation terminal
- Warehouse
- Waste processing and transfer facility
- Wholesale establishment

AERIAL MAP



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