

# PROPERTY FOR SALE

\$1,499,999



1702 9TH LINE BECKWITH



## PROPERTY FEATURES:



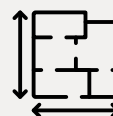
5 Offices



5 Bathroom



2 Kitchens



+/- 8200 Sq Ft



Onsite Parking

## PROPERTY DESCRIPTION


**Zoning:** Institutional (I)

**Legal Description:** Con. 9 Pt Lot 14 RP 27R5503  
Parts 2 to 5

**Lot Size:** 1.92 Acres

**Age:** 1962

## CONTACT DETAILS:

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## ***PROPERTY DESCRIPTION***

Building Investment and Business Opportunity with re-zoning potential. This stand alone building is located in a prime location on the corner of 9th Line Beckwith and Highway 15. The property enjoys ample vehicle traffic and onsite parking.

Facility includes an office with front reception area / lobby and 5 offices as well as a common area, storage, washrooms, two kitchen, meeting spaces, vault and banquet hall / tradeshow area.

Full Facility: Approx. 8200 sqft

### **Offices:**

The Office Space is approx. +/- 67' x 34'6"

Consists of Reception Area, 5 Office Spaces, Kitchenette, Vault, 2 Bathrooms (2 pc.), two (2) storage rooms and a utility room.

### **Meeting Room:**

The meeting room is approx. +/- 34'6" x 34'6"

Consists of Large open space with one (1) bathroom (2 pc.)

### **Hall and Storage Rooms:**

The hall space is approx. +/- 40' x 52'6"

Rear Storage Area (7 storage rooms) approx. +/- 21'6" x 40'

Front Cloak Room, & Entrance Foyer approx. +/- 39'6" x 13'

Consists of dividable hall, male bathroom (1 toilet, 2 urinals' and 2 sinks), female bathroom (3 toilets, 2 sinks), kitchen with pantry and storage closet.