



322 PARKDALE Road St Andrews

\$899,900

RARE M1 INDUSTRIAL OPPORTUNITY IN THE RM OF ST. ANDREWS! Excellent chance to acquire a versatile property zoned M1 Industrial, allowing for a wide range of industrial & commercial uses incl warehousing, manufacturing, contractor yards, storage facilities, trades businesses, service/repair operations, TRANSPORTATION, equipment storage & more. This flexible zoning makes the property ideal for owner/operators, investors, developers or growing businesses seeking space w/future expansion potential. Existing improvements include a 30' x 30' shop featuring 10' ceilings & in-floor heat, providing immediate functionality for a variety of business applications. Industrial land in this location is becoming increasingly difficult to find, making this an excellent long-term investment opportunity. Conveniently located w/quick access to major transportation routes & the Perimeter Hwy, offering excellent connectivity for business operations. House can remain w/a total purchase price of \$1,250,000. Otherwise house will be removed from property & basement properly filled. Residence consists of approx. 1,600 sq.ft 4 bdrms, 3 baths, open-concept, 12' vaulted ceilings in LR, patio doors to 2-tier deck off DR & finished bsmt w/9' ceilings

Listing Presented By:



Originally Listed by:
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