



5 INDUSTRIAL Road St Andrews

\$1,495,000

This is a rare opportunity to acquire a well-established storage business located in the heart of St. Andrews on 2+ acres, just steps from the airport & directly off hwy 8. The property includes a range of valuable assets, such as 12 brand-new 8x20ft storage containers, 4 8x40ft containers (2 split into individual 8x10ft units) & fully equipped 8x40ft container converted into a shop w/ 240v power for industrial tools. A recently built, insulated 8x10ft office provides a professional & secure workspace, complete w/ heating, surveillance equipment & furnishings. Security is top-notch, featuring a solid steel fence w/ cement piles & a front gate offering coded & fob access for 24hr entry. Addtl infrastructure includes a 50x60ft poured concrete shop pad w/ drains, on-site well & holding tank, power supply & a 12x12ft office pad prepped for washroom installation. A major highlight is the 20yr agreement w/ Bell MTS, generating \$12,000 annually for a cell tower on the property, w/ payments increasing 10% every 5yrs. Multiple income streams, room for expansion & long-term passive revenue, this business offers exceptional growth potential in a high-demand area. Don't miss out on this prime investment opportunity in St. Andrews.

Listing Presented By:



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