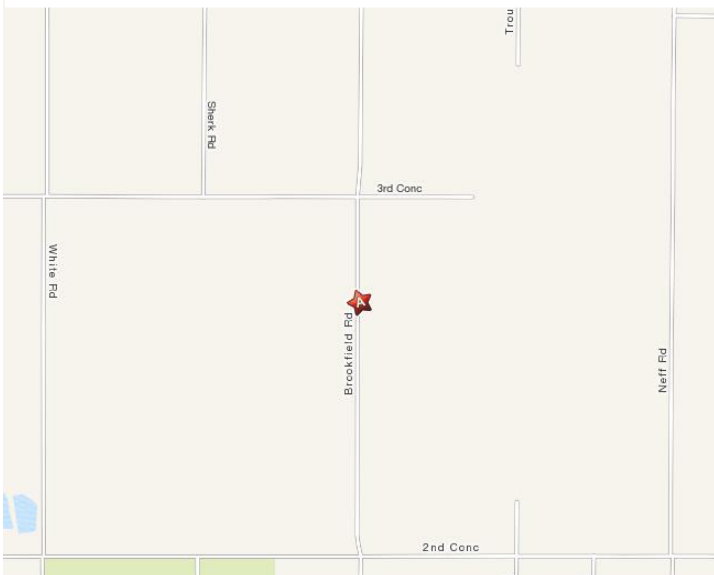


For Sale

2710 Brookfield Road
Port Colborne, Ontario



List Price: \$695,000 | Unique Light Industrial Opportunity located on 19.5 Acre Package



location

Located in between HWY 3 and Concession 3 Road

highlights

- Light Industrial on 2 acres and part of a larger 19.5 acre package
- Currently being used for Steel Fabricating
- 80 x 80 Steel Building
- 30 x 60 Insulated and Fenced Quanset Hut with Overhead Crane
- 40 x 40 Steel Building with 24' height
- 40 x 40 Storage Building
- Working Gas Well
- 6 Landscaped Ponds
- 1,711sf, 3 bedroom, 2 bathroom home with full basement
- Inground pool
- Centrally located between Niagara Falls, Fort Erie, and Welland.



Douglas McNaughton

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For Sale

2710 Brookfield Rd | Port Colborne



salient facts

owner	Frank Molnar Joanna Molnar
municipal address	2710 Brookfield Road Port Colborne, Ontario L3K 5V5
legal description	CON 3, PTL 11, RP59R1010
list price	\$695,000
taxes	\$19,265 (2008)
terms	Cash
lot size	<ul style="list-style-type: none">• 497 x Irregular• 19.5 Acres
building size	<ul style="list-style-type: none">• 80 x 80 Steel Building• 30 x 60 Quanset Hut• 40 x 40 Steel Building• 40 x 40 Storage Building• 1,711sf House
services	<ul style="list-style-type: none">• Forced Air• Natural Gas• 550 Volts• Cistern• Gas Well
zoning	EP-181
rental equipment	Hot Water Tank

area highlights

- 19.5 Acres
- Excellent location
- Rural area but minutes to main HWY 3
- Centrally located between Niagara Falls, Fort Erie and Welland

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