

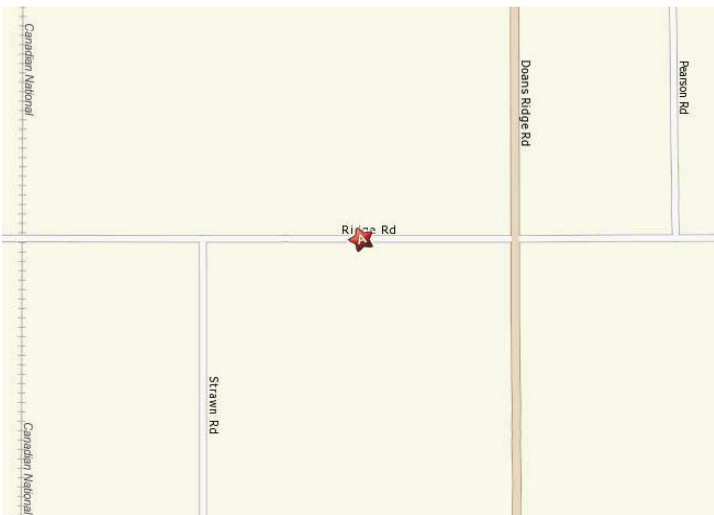
For Sale

566 Ridge Road Welland, Ontario

**PRICE
REDUCED**



List Price: \$396,000 | Prime Industrial Building in Industrial Subdivision



location

Corner of Ridge Road and Doan's Ridge Road
HWY 140 & 406

highlights

- 4.12 acre lot
- 23,000 sf building comprised of approx. 21,000 sf shop area and approx. 1,500 sf office/mezzanine.
- Previously operated as a metal fabricating shop.
- Zoned RA plus Industrial allowing for many uses
- 12—15 foot clear height
- 4 roll-up doors
- 1 dock
- 3 pits (3-8 feet)
- 575 volt, 3 phase hydro
- Fluorescent & High Pressure lights
- Partial Fenced Compound with outside storage



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For Sale

566 Ridge Road | Welland



area highlights

- ◆ Located on the outskirts of Niagara Falls and Welland
- ◆ Near Ridge Road and HWY 140 accessing HWY 406
- ◆ Ample parking

Rural Agricultural (RA) with Industrial (I1) Zoning— permitted uses

- ◆ Automobile Service Station
- ◆ Business Service Establishment
- ◆ Custom Workshop
- ◆ Dry Cleaning Laundry Plant
- ◆ Light equipment/machinery rental
- ◆ Mini Warehouse and Public Storage
- ◆ Propane Transfer Facility
- ◆ Service or Repair Shop
- ◆ Warehouse
- ◆ Assembly/Fabrication/Manufacturing or Processing Plant

Please contact us for a complete list of Permitted Uses

salient facts

owner	Circa Metals Inc.
municipal address	566 Ridge Road Welland, Ontario L3B 5N7
legal descriptions	CONC 6, PTL 14, rP59r1715, PART 1
list price	\$396,000—PRICE REDUCED
taxes	\$21,220.94 (2008)
terms	Cash
lot size	100.00' X 714.00' 4.12 Acres
building size	23,000 sf total <ul style="list-style-type: none">• 21,000 sf shop area• 1,500 sf office/mezzanine
services	Natural Gas Septic Well
zoning	Rural Agricultural (RA) With Industrial Permitted Uses
height	12-15 ft clear height
roll-up doors	4 roll-up doors
pits	3 pits (3-8 ft)
loading	1 dock
power	575 volt 3 phase hydro
lighting	Fluorescent High Pressure
security	Fenced Compound

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