



Cross Property Client Full

171 LAKESHORE ROAD
The Blue Mountains, ON N0H
1J0
Grey County/Blue Mountains
(The)/None

Commercial/Building Only/For Lease
Active

Price: \$21.00
Price Measurement: Sq Ft
Lease Type: Other



MLS@#: **145653**
 List Date: **08-Aug-2018** Sqft Available: **17,000**
 # Floors:
 Building Type: **Industrial, Mixed, Warehouse**
 Title/Ownership: **Leasehold/Leased Land** Recreational:
 Lot Front: **317.00** Lot Depth:
 Road Access Fee: Lot Size/Acres: **1-2.99 Acres/**
 Waterfront: **No** WF Exposure:
 Total Number of Units: **1**

Public Remarks: **Prime development, build to suit, property with high traffic exposure in Thornbury. These 2 development lots, zoned M1 (general Industrial) on highway 26 offer the best potential for business. With visibility from the highway on one side and access to the Georgian trail on the other, any of these properties would be ideal for taking advantage of the unprecedented growth in Thornbury and The Blue Mountains. Premium lots in a region that offers both growth and accessibility is extremely rare. Book a showing now!**

Directions: **Off Hwy 26 , Turn Right onto Lakeshore Rd, Property is on the Right**

Interior Features

Heat Primary/Sec: **None/** Basement:
 Sq Ft Total (Bldg): **0** Sq Ft Min Div: **17,000** Sq Ft Max Cont: **17,000**
 Bays - LxW: - x Sq Ft Available: **17,000/** Utilities: % Building:
 Grade Level - HxW: - x Retail Area: / Hydro: Exposure:
 Water/Supply Type: **None/** Sewage: **None**

Lease/Rental Information

Incl In Add. Rent: **None** Lease Term:
 Parking Cost/Mnth \$: Furnished: Sublease: **No** Priv Entrance:

Unit Information

Unit Types	Unit #	Net SqFt	Rate	Addtl Rent	Date Leased	Additional Info
Other	1	17,000				

Tax Information

Pin#: Zoning: **M1** Taxes/Year: /
 Assessment \$/Year: Survey/Year/Type: **No//** Type Taxes:

Financial Information

Confidential: **No** Financial Stmt: Chattels: Franchise:

Royal LePage Locations North (Thornbury), Brokerage

Client Full Report

Date Printed: 08/21/2018

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