

FOR SALE

WHITNEY
Commercial Real Estate Services

597 GLENGARRY CRES, FERGUS



SERVICED INDUSTRIAL DEVELOPMENT SITE

Rare opportunity to acquire a municipally serviced ~1.85 acre industrial development site in the Fergus industrial park.

M2 (General Industrial) zoning permits a wide variety of uses including but not limited to manufacturing, automotive and outdoor storage.

A severance will be completed prior to the completion date at the Seller's expense.

LAND AREA | ~1.85 Acres (To Be Severed)

ESTIMATED DIMENSIONS | 546' x 163'

ZONING | M2 - General Industrial

ASKING PRICE | \$1,800,000

TAXES | \$18,669.05 (2026)

MUNICIPAL SERVICES | Hydro, Gas, Water & Sewage



PERMITTED USES
(Complete list available upon request)

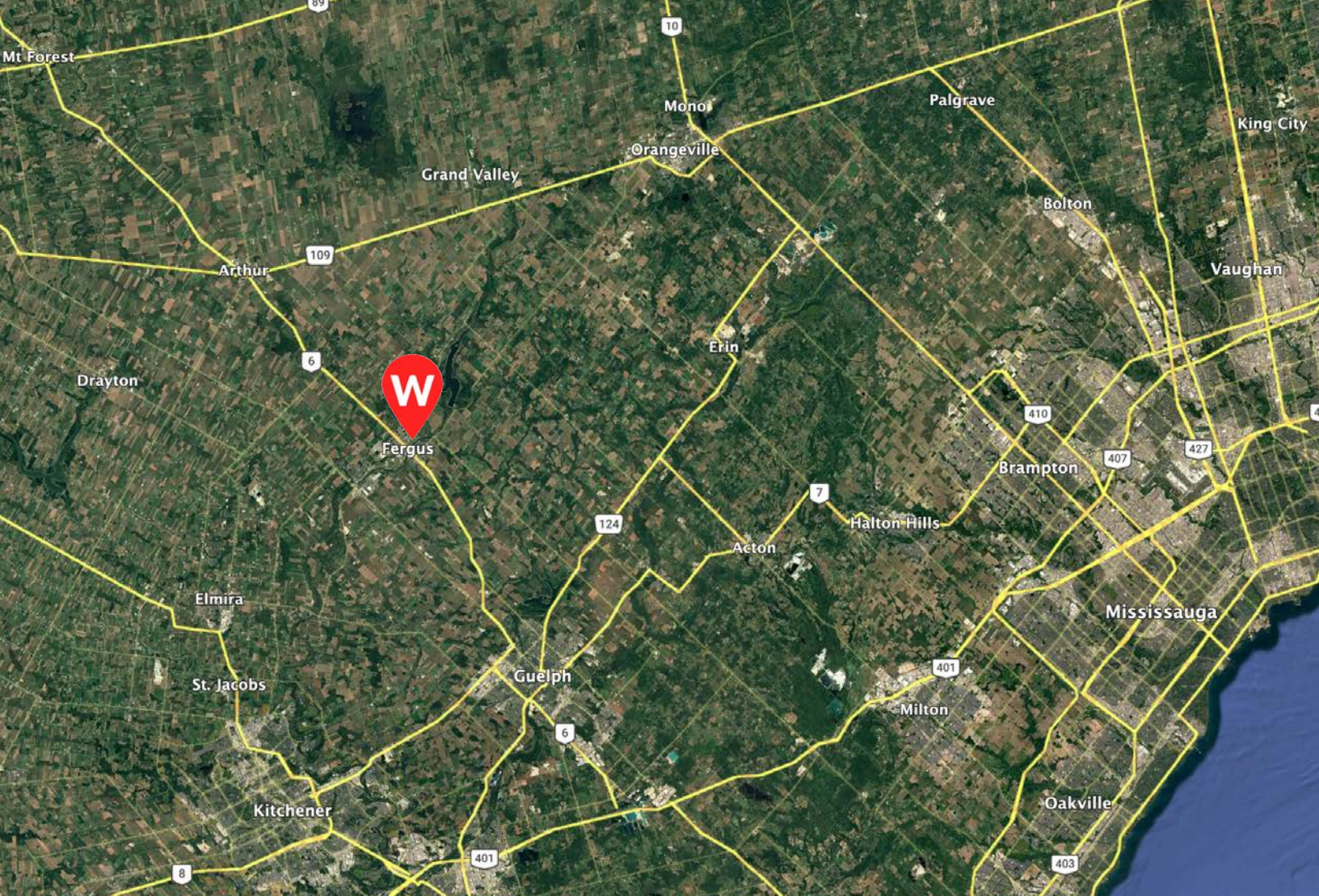
- Animal Shelter
- Auction Sales Establishment
- Automobile Body Repair and Painting
- Automobile Sales and Service
- Automobile Storage Facility
- Commercial Recreation
- Contractor's Yard
- Farm Implement Sales and Service Establishment
- Feed Mill, Seed Plant or Grain Elevator
- General Industrial Undertakings

 Flexible Zoning

 Corner Lot

 Amenities Nearby

 Multiple Access Points



ARTHUR.....	20KM	KITCHENER.....	44KM
GUELPH.....	24KM	HAMILTON.....	75KM
ELMIRA.....	26KM	KINCARDINE.....	123KM
ORANGEVILLE.....	37KM	LONDON.....	145KM

Contact us for more information



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**Broker *Sales Representative