FOR SALE

WHITNEY
Commercial Real Estate Services

145 ARNOLD ST, NEW HAMBURG

INDUSTRIAL FACILITY WITH EXCESS LAND

15,000 SF industrial building with a large, fenced yard available for sale in New Hamburg, ON.

Building 1 (~9,000 SF) features 5 drive-in doors, 10' clear height and a gravel/tar roof that was replaced in 2023.

Building 2 (~6,000 SF) features 3 drive-in doors, 12' clear height and a second-level office space. Z10 zoning permits a wide variety of industrial-related uses.

The seller is willing to hold a mortgage (VTB) at a competitive interest rate and is also willing to negotiate the sale of their business in addition to the sale price.

TOTAL BUILDING AREA
- **BUILDING #1** | 9,000 SF
- **BUILDING #2** | 6,000 SF

LAND AREA | 2.89 Acres

ZONING | ZONE-10

CLEAR HEIGHT | 10' - 12'

ELECTRICAL | 600V / 200A 3-Phase

DRIVE-IN DOORS
- **BUILDING #1** | 5 Doors
- **BUILDING #2** | 3 Doors

ASKING PRICE | $3,200,000

TAXES | $20,143.08 (2026)

Business Relocating

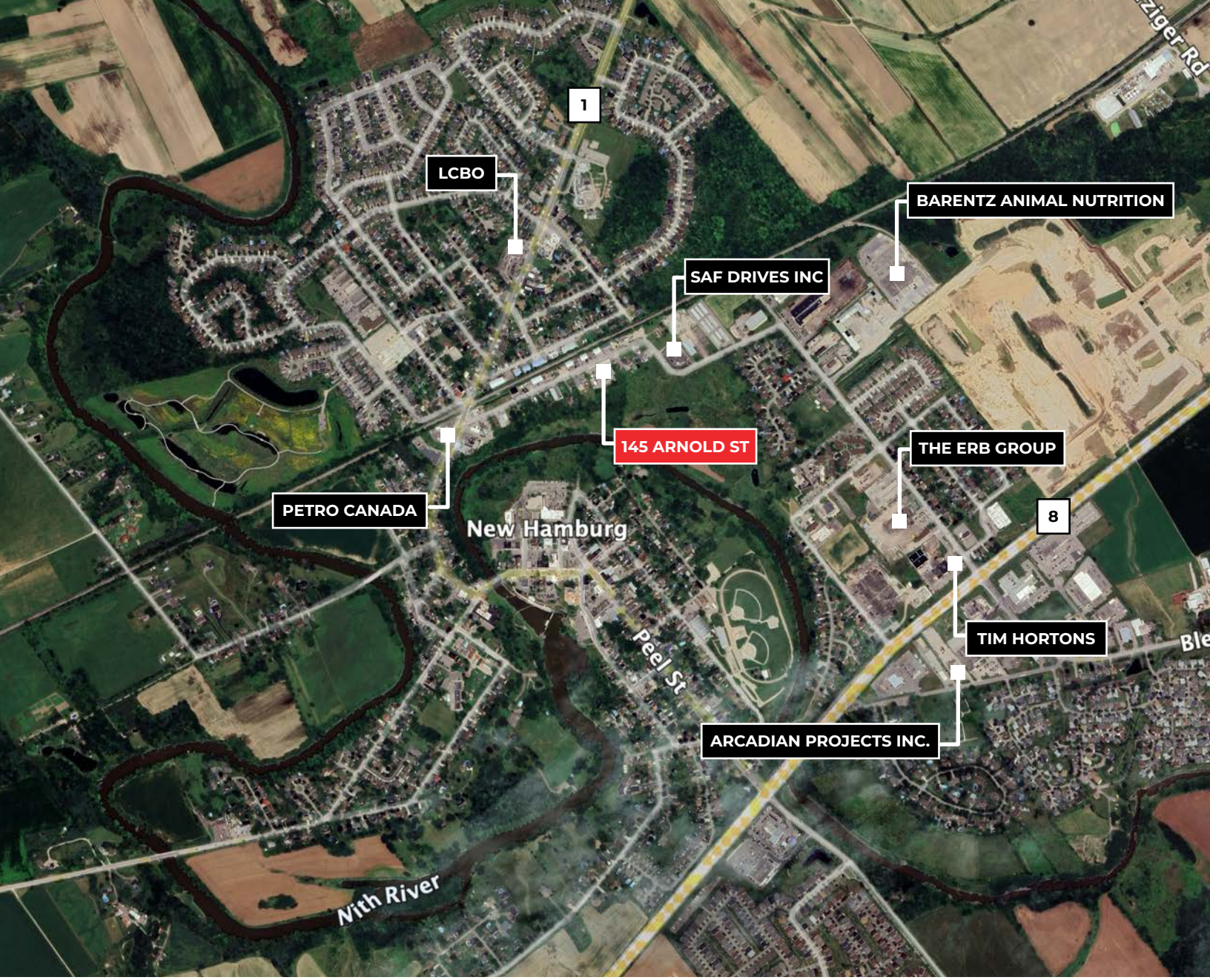
VTB Available at Competitive Interest Rate

Environmental Reports Available From 2006, 2007 & 2011

Ability to Multi-Tenant

PERMITTED USES

- Building Supplies Dealer/Outlet or Sawmill
- Contractor
- Distribution
- Fabricating
- Manufacturing
- Motor Vehicles Sales, Service and Repair
- Outdoor Storage (Accessory Use)
- Processing
- Retail Sale of Goods Produced on Site (Accessory Use)
- Trade School
- Transportation Operation
- Limited to 25% of the building area occupied by the permitted use to which it is accessory



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**Broker *Sales Representative