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 ROYAL LEPAGE EXCHANGE REALTY CO. Brokerage



1136 BRUCE ROAD 86, Lucknow, Ontario N0G 2H0

Client Full
Active / Commercial Sale

1136 BRUCE ROAD 86 Lucknow

Listing ID: 40673716
 Price: **\$1,959,000.00/For Sale**



Bruce County/Huron Kinloss/Huron-Kinloss

Building and Land

#Industrial Units/SF:	3/8,682	Common Interest:	Freehold/None
#Retail Units/SF:	1/	Common Elements:	No
#Office Units/SF:	1/2,713	Parking Spaces:	20
Other Units # Of	0	Free Standing Y/N:	
Bld Area Total:	11,395		
Year Built/Srce:	2009/		
DOM:	1		
Lot Size:	2.000		
Tax Amt/Yr:	\$17,221.34		

Remarks/Directions

Public Rmks: **Welcome to an exceptional opportunity to own a modern, spacious, energy-efficient office & shop situated on 2 acres at the edge of town. This expansive property boasts over 11,000sf of versatile, turn-key space, designed to meet the needs of your business while promoting sustainability & comfort. The main building features two large workshops, with a combination of in-floor & forced-air heat & AC, ensuring a comfortable working environment year-round. Complementing these workshops is a well designed two-story office & showroom. A large unheated warehouse offers space for storage or expansion opportunities. The main building includes 5 bay doors (3x14' & 2x10'), 600volt 3-Phase power, 3 washrooms, a boardroom & a staff kitchen. It was designed with the potential to separate spaces if desired. The expansive paved parking lot is ideal for employees & customers alike. With energy conservation in mind the main structure is built with ICF wall construction providing excellent thermal & sound insulation & a high fire safety rating. It is equipped with two WaterFurnace geothermal units providing a reliable & cost-effective climate control solution without the use of fossil fuels. A drilled well on the property provides the water for the HVAC system. Summer cooling costs are reduced by the white, standing seam steel roof which reflects the sun. Rainwater from the roof collects in a 5500gallon underground cistern & is filtered to provide a source of non-potable water that is used where appropriate, while municipal water is available for the kitchen & public bathrooms. Behind the main building, you will discover a secondary four-bay detached workshop (two heated bays), ideal for additional equipment storage or project space, enhancing the overall functionality of the property. This rare opportunity is conveniently located 25 mins from Kincardine & Goderich. It's a great time to invest in an energy-efficient workplace that embodies functionality, sustainability and versatility.**

Directions: **From Downtown Lucknow, drive East (towards Wingham) on Campbell street to property on Left side of the road.**

Commercial Doors

# Of	Type	Height	Width	Bay Length	Bay Clear	# Of	Type	Height	Width	Bay Length	Bay Clear
	Grade Level	10.00					Grade Level	10.00			
	Grade Level	14.00					Grade Level	14.00			
	Grade Level	14.00					Grade Level	12.00			
	Grade Level	12.00					Grade Level	12.00			
	Grade Level	12.00					Grade Level	12.00			

Exterior

Water Source:	Municipal, Well	Water Treatment:	--	Sewer:	Sewer (Municipal)
Outdoor Storage:	True	Crane:	--	Electrical:	Three Phase
Construction Audit:	--	Rail:	--	Volts:	600
Environment Phase:	--	Sign Type:	--	Amps:	--
Clearance Height:	--	Leeds Certified:	--		
Year/Desc/Source:	2009//				
Property Access:	Municipal Road	Rd Acc Fee:			
Pool Features:		Site Plan Apprvl:			
Garage and Parking:	, , Asphalt Driveway, Gravel Driveway, Visitor Parking				
Lot Shape:	Rectangular				
Lot Front (Ft):	231.50	Lot Depth (Ft):	375.00		
Area Influences:	Ample Parking, Business Centre, Downtown, High Traffic Area, Highway Access, Schools				
View:		Fronting:	North		
Topography:					
Local Impvmt:					
#Ind/Area/Unit:	3/8,682/	#Ret/Area/Unit:	1//	#Off/Area/Unit:	1/2,713/
#Res Units:		#Wrhse Units:	2	#Other Units:	0

Interior

Security Feat: **Alarm System, Security System**
Basement: **None, ,**
HVAC: **Radiant, Forced Air, Other**

Seating Capacity:

Ceiling Height **20**
Hnd Wshrms:

Under Contract: **Propane Tank**

List of Fixtures:

Furnished:

Add Inclusions: **Property being sold with everything included. Office furnishings negotiable.**

Contract Cost/Mo:

Exclusions: **Owners Personal belongings in back workshop.**

Commercial/Financial

Property Information

Common Elem Fee: **No**
Legal Desc: **Plan 2 101 E PT Lot 106 RP 3R8743 PART 2**
Zoning: **M1**
Assess Val/Year: **\$720,000/2024**
PIN: **333340792**
ROLL: **410711000102100**
Builder Name:
Possession/Date: **Immediate/**

Local Improvements Fee:

Survey: **Available/**
Hold Over Days: **30**
PIN 2:
Occupant Type: **Vacant**
Building Name:
Deposit: **5000**

Brokerage Information

List Date: **11/12/2024**
List Brokerage: **ROYAL LEPAGE EXCHANGE REALTY CO. Brokerage (KIN)**

Source Board: OnePoint - Grey Bruce Owen Sound
Prepared By: Cory Hamilton, Broker
Date Prepared: 11/13/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix
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Birds eye view of property looking North

As you pull in the laneway

Drone / aerial view looking South



Aerial View

Bird's eye view

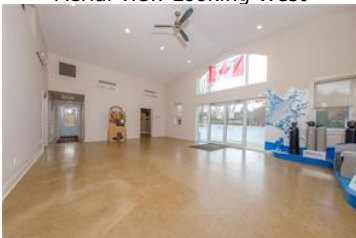
Aerial View



Aerial view Looking West

Additional Workshop/Storage

Additional Workshop/Storage

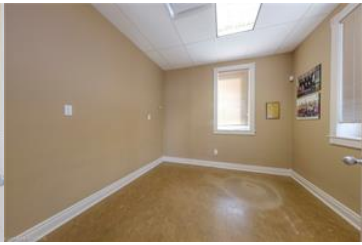


View of Front Showroom

Basement



Bathroom



Office



Office



Kitchen



Lunchroom



Heated/Cooled Shop 2



Heated/Cooled Shop 2



Warehouse



Heated/Cooled Shop 1



Heated/Cooled Shop 1



Staff Bathroom



Staff Bathroom



Staff Bathroom



Second Floor Office



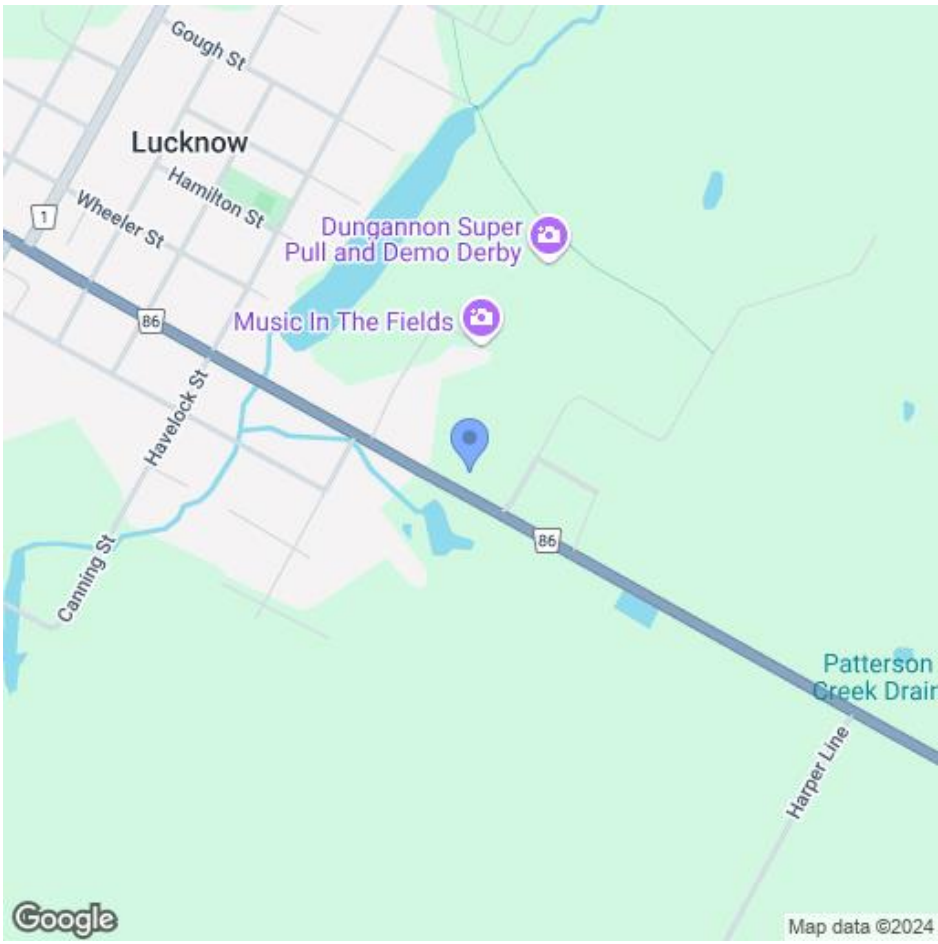
Boardroom



Boardroom



Secondary Office



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