

\$2,999,990 - 809 CLONSILLA Avenue

Listing ID: 40548277

\$2,999,990

, 1.04 acres

Office

809 CLONSILLA Avenue, Peterborough,
Ontario, K9J5Y2

**RARE WEST END LOCATION -
UPDATED BUILDING & 5 BAY**

GARAGE! Situated on an extremely high visibility 4 lane road, this prime west end commercial space is only partially rented with great tenants and offers a wide variety of uses and ample parking. Approx 6300 sqft including useable lower level (floor plans). Incredible exposure with approx 47,824 average passing vehicles per week (traffic study fall 2022). Main building has 3 levels, including a renovated front office with gleaming floors, reception area and 4 bright offices steps down to the rear lower level with kitchenette, 2 bathrooms and 2 additional storage/office rooms and separate side entrance. The bright upper rear space also has a separate entrance and is window walled with 2 bathrooms, a wide open floor plan and 2 separate offices spaces. The rear workshop has 5 large bays with 4 10x10ft doors (approx) and one oversized bay with 12x10ft door (approx). Multiple entrances and 6 bathrooms on the property. Don't miss out on this rare opportunity! Book a showing today! (id:50245)

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