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FOR SALE



132 SECOND STREET | Cornwall, Ontario



MARKET INSIGHTS

Cornwall Population est. is 47,845 with a regional population in excess of 65,000 University Magazine ranked Cornwall one of the best places to buy your first home in 2021, list included Kingston & Halifax. Great Wolf Resorts Announced a 390 Million Project on 40 Acres in Cornwall in January of 2023.

ZONING

Central Business District (CBD):

Allowable uses include: professional office, restaurants, bank, multi-family (per by-law), clinic, hair salon, grocery, food service & more per By-Law.

OVERVIEW:

The subject property is a 4 storey office building comprising approx. 38,872 sq.ft. (Gross Useable Floor Area). The Gross Rentable Floor Area is 36,415 sq.ft.. Property is situate on a 0.90 acre lot with approx. 56 exterior parking spaces in the city core. within two blocks of the waterfront parks along the St. Lawrence River and the Cornwall Square Shopping Centre and within four blocks of the City Hall The building is partially leased to proffessional office tenants including Law Office and Ontario Realty Corporation. The property is serviced with a hydraulic elevator system. The Central Business District Zoning offers a broad range of allowable uses within. At time of listing about 7,628 sq.ft. was leased and there were ongoing discussions for a lease of a further 3,000 sq.ft.. Income/Operating available upon request.

Asking Price
\$4,000,000.00



Taxes
\$ 128,222 / 2022

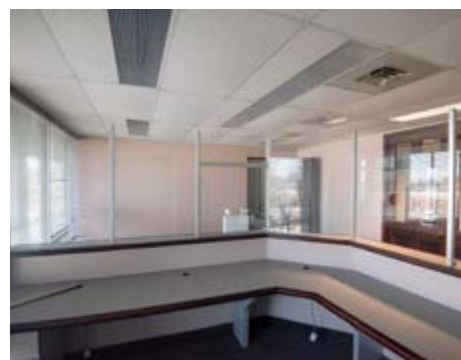
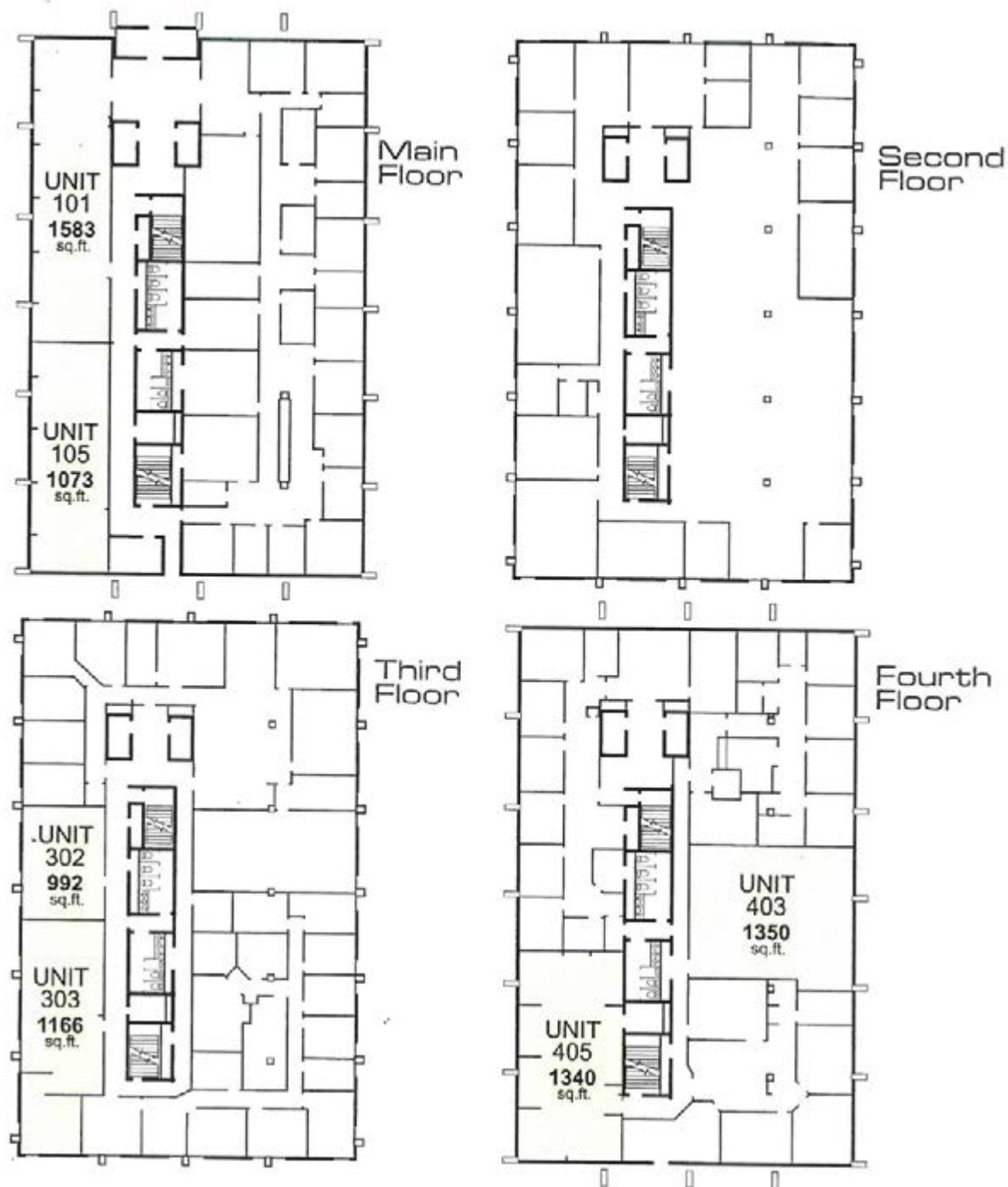
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CONTENT SUBJECT TO CHANGE AND INDEPENDENT VERIFICATION, PRIOR LEASE/SALE E. & O.E.

132 SECOND STREET EAST | Cornwall, ON

FOR SALE



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132 SECOND STREET EAST | Cornwall, ON

FOR SALE



KEY FEATURES

- Approx. 38,872 sq.ft. GFLA on four floors
- Thyssen Krupp Hydraulic Elevator
- Approx. 56 Parking Spaces
- 0.9 Acres
- Roof systems is a combination of Inverted Roof Membrane Assemblies (IRMA) and a sloped metal roof system
- Located in the downtown core less than two blocks to city hall and Cornwall Square Shopping Centre

[Click for Video](#)

UTILITIES / SERVICES

- Rooftop HVAC (four units) natural gas fired heating, electrical powered
- 800 Amp - 600 Volt service with a Square D disconnect switch
- Municipal Road
- Municipal Services
- Hot Water Electric Heater



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