

# 181 Bishop Street N. Alexandria, Ontario

For Sale by Silent Auction | Final Offer Date is 6 pm October 18, 2023



A rare, 77,000 square foot (approx.) manufacturing plant for sale in Alexandria, ON. Located half way between Ottawa and Montreal, and less than 50 km to the US border at the Cornwall crossing along HWY 401.

## Mitch Gauzas

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2148 Carling Avenue, unit 5  
Ottawa, ON  
K2A 1H1

- 51,626 square feet of warehouse plus partial mezzanine
- 2,360 square feet of office built-out
- lab space, office, interior store rooms, utility rooms
- 25 ft clear height with a ceiling of 29 ft in the warehouse
- 5 loading docks
- 1200 amp 600/347 V 3 phase 4 wire power (Installed 2021)
- 18 gas fired heaters (installed 2022)
- More than 150 parking spaces
- Roof replaced in 2007

**kww** INTEGRITY  
REALTY  
**KELLERWILLIAMS**  
Brokerage, Independently Owned And Operated





The property is vacant and ready for your retrofit. Formerly used as an animal feed factory and a chocolate factory before that. Some large industrial dryers, baghouse and packed tower water scrubber on exhaust stack may be included.



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- Property tax: \$32,168 (2023)
- 13.47 acre site
- Zoning is General Industrial (M2) where the building sits
- Zoning is Residential First Density (R1-H) South of the developed area
- 300 meters from the Via Rail train station which stops five times per day
- Vibrant local work force across Eastern Ontario and Western Quebec within driving and train distance
- Developed local community with a rich history, lots of amenities, restaurants, and recreational options

Please submit your offer in writing on or before 6 pm October 18, 2023. Allow for an irrevocable date of no less than 6 pm October 28, 2024. A minimum reserve price has been set by the Seller, which will not be publicized.



