

Just Listed
For Sale:
Industrial

530 Dickson Drive

Fergus, Ontario

Lennard:



Virtual Tour
Available!

For more information
please contact:

*Sales Representative

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Senior Vice President
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**PRIVATE
CAPITAL GROUP**

Property Overview

Building Area	25,000 SF
Land Size	4.18 AC
Frontage	336.52 FT
Depth	546.35 FT
Clear Height	18-26 FT
Shipping Doors	3 Truck Level, 5 Drive-In, 10 Grade Level Shipping Doors
Zoning	M2 - General Industrial
Legal Description	PT LT 9 CON 1 WEST GARAFRAXA PART 1 & 2 , 60R3068; S/T INTEREST IN RON96622; CENTRE WELLINGTON
PIN	711300050
ARN	232600000511230
Main Intersection	Dickson Drive & Glengarry Crescent

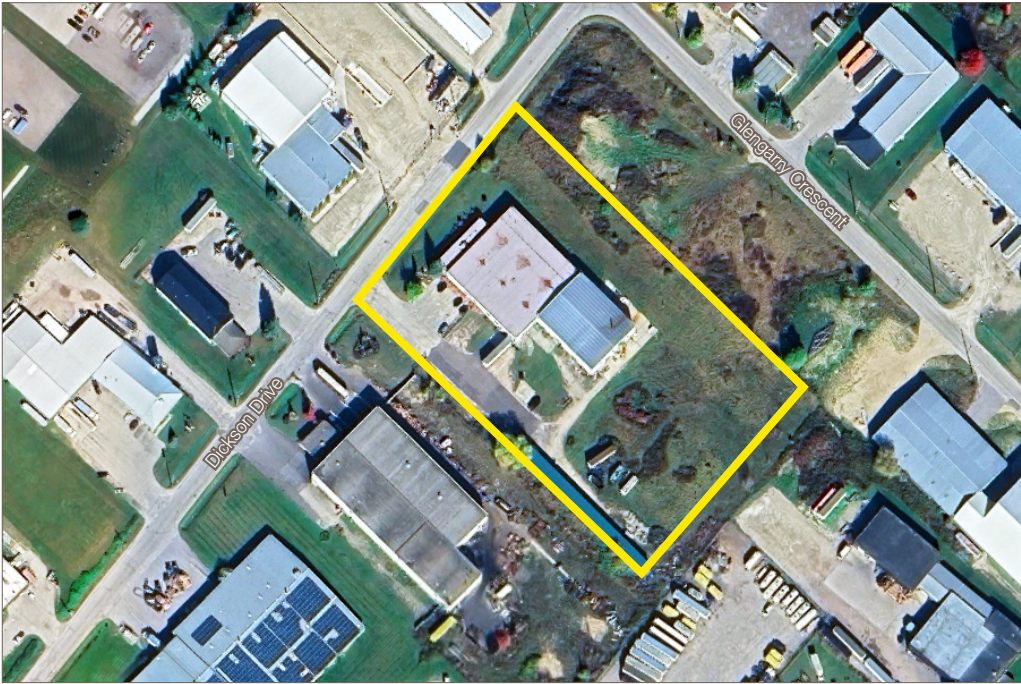
\$

Sale Price

\$3,750,000.00

Taxes (2024)

\$41,365.00

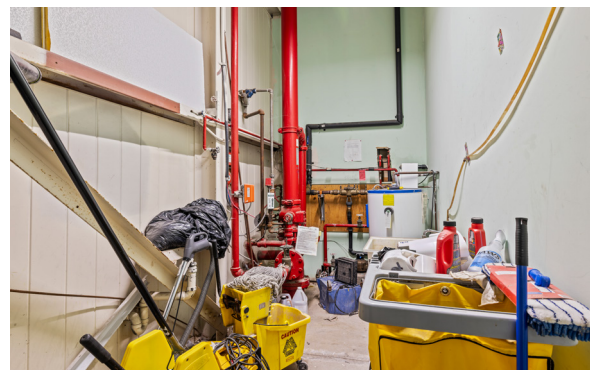


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Property Photos

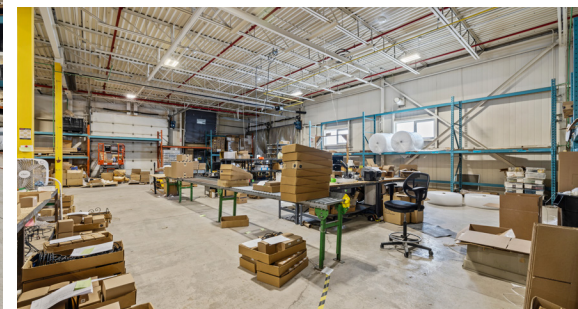
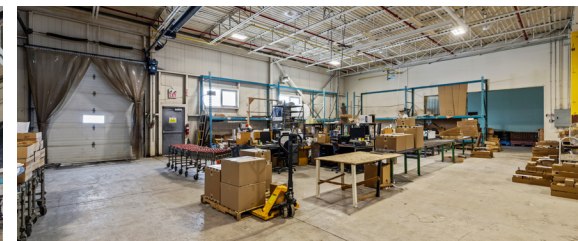


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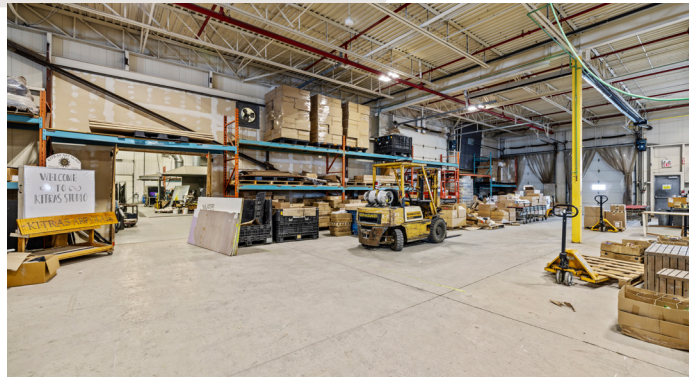
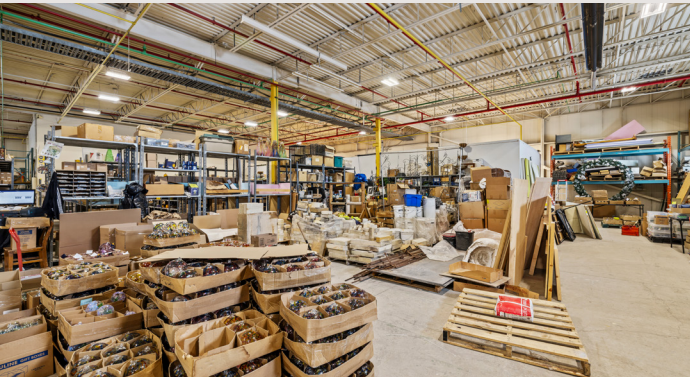


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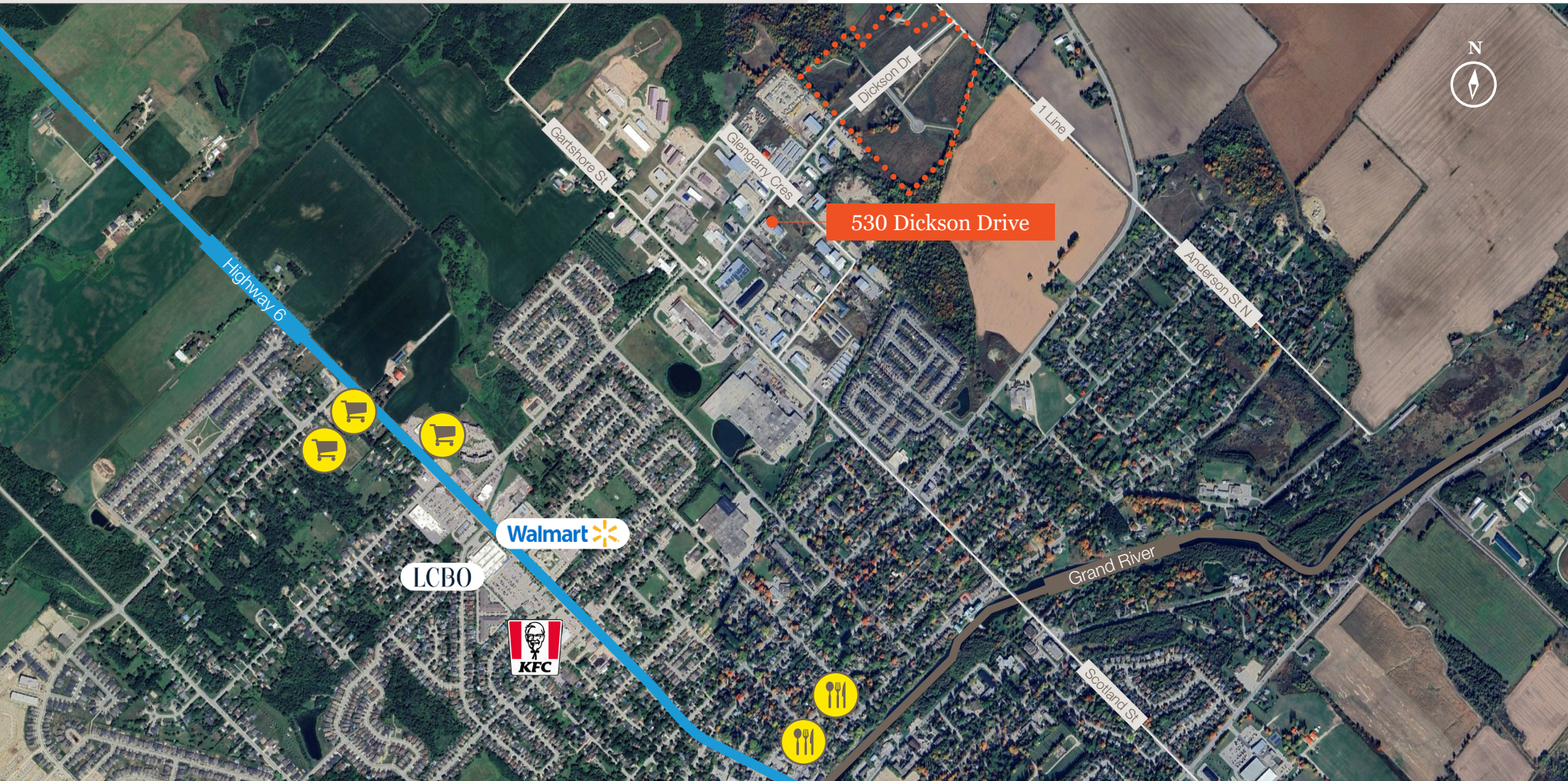


For Sale





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Amenities & Transit Map



Legend

-  Highway 6
-  Centre Wellington Business Park
-  Food Establishments
-  Neighbourhood Retail

Walk & Drive Times

-  3 Minute drive to Highway 6

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Zoning

M2 • General Industrial

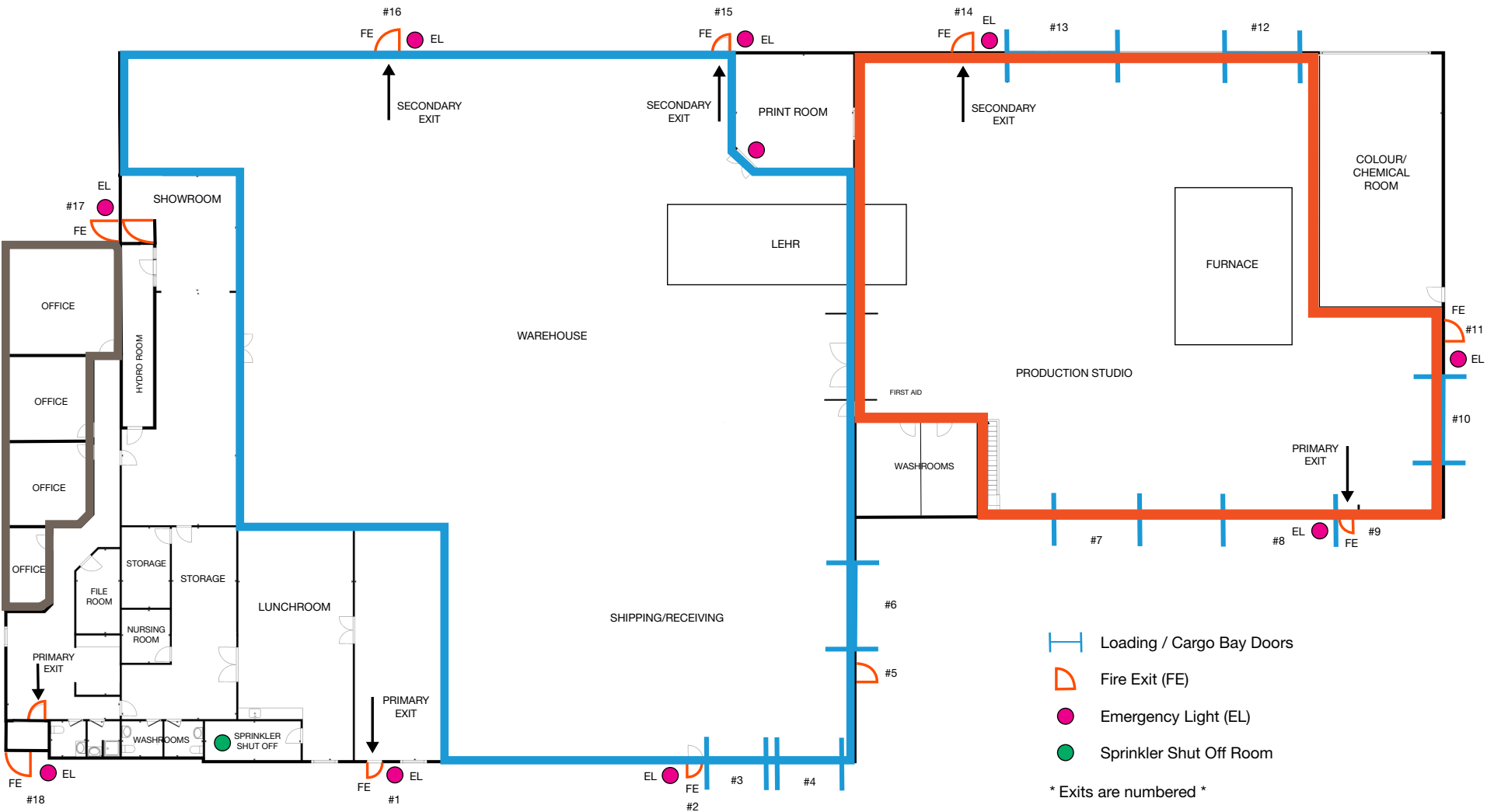
Permitted Uses

Important Note:

Refer to Section 4.41 for Special Use Provisions That May Affect Industrial Lands That Are Located Within a Wellhead Protection Area.

- Animal shelter
- Assembly or banquet hall
- Auction sales establishment
- Automobile body repair and painting
- Automobile parts and accessories supplier
- Automobile sales and service
- Automobile service station in accordance with Section 4.5
- Automobile storage facility
- Automobile wash in accordance with Section 4.5
- Building or lumber supply outlet
- Catering service
- Commercial recreation
- Computer establishment
- Contractor's yard
- Convenience store
- Dry Cleaning or Laundry Plant
- Farm implement sales and service establishment
- Feed mill, seed plant or grain elevator
- Fuel storage depot
- General Industrial Undertakings Including: Assembly, Fabricating, Manufacturing, Stamping, Processing And Packaging Of Goods Or Raw Materials
- Mini-storage warehouse
- Parking lot
- Place of entertainment
- Postal or courier terminal
- Printing, publishing or packaging establishment
- Private or commercial club
- Public building
- Public use
- Public utility
- Public works yard
- Recycling depot
- Rental outlet
- Research and development establishment
- Restaurant
- Service or repair shop
- Sports park
- Storage facility
- Taxi establishment
- Towing establishment
- Tradesperson's shop
- Transport, trucking or distribution establishment
- Warehouse
- Waste Management Facility Operated by a Public Authority
- Water or sewage treatment facility
- Wholesale outlet
- Uses Accessory To The Foregoing Industrial Uses Including Offices, Factory Sales Outlets And Facilities For Employees such as Day Care Centres, and Recreation Facilities Occupying Up To 30% Of The Gross Floor Area Of The Premises Occupied By The Primary Use
- A Micro Wind Energy System in Accordance with Section 4.42

Refer to Section 4.41 for Special Use Provisions That May Affect Industrial Lands That Are Located Within a Wellhead Protection Area.



Office: ~1,000 sf Warehouse: ~16,000 sf Production Studio: ~8,000 sf

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Offering Guidelines & Terms of Engagement

Lennard Commercial Realty, Brokerage (the “Advisor”) has been retained to sell the following Property by its owner, Kitras Holdings Inc. (the “Vendor”):

530 Dickson Drive.

The Property is to be purchased on an “as is, where is” basis and there is no warranty, express or implied, as to title, description, condition, cost, size, merchantability, fitness for purpose, quantity or quality thereof and without limiting the foregoing, any and all conditions or warranties expressed or implied will not apply and are to be waived by the purchaser.

Any information related to the Property which has been obtained from the Vendor or Advisor or any other related person, by a prospective purchaser, has been prepared and provided solely for the convenience of the prospective purchaser and will not be warranted to be accurate or complete and will not form part of the terms of an agreement of purchase and sale.

The Property will be sold free and clear of debt. The vendor requires a leaseback agreement as part of the sale, allowing them to continue occupying the building for an agreed-upon period after the transaction is completed. The objective of the Vendor is to maximize proceeds while preference will be given to offers with limited conditionality and a timely closing. *Offers will be reviewed on an as received basis.*

Asking Price:

\$3,750,000