105 ALBERT STREET S

SUNDERLAND, ON

FOR SALE

CUSHMAN & WAKEFIELD

105 ALBERT STREET S

PROPERTY FEATURES

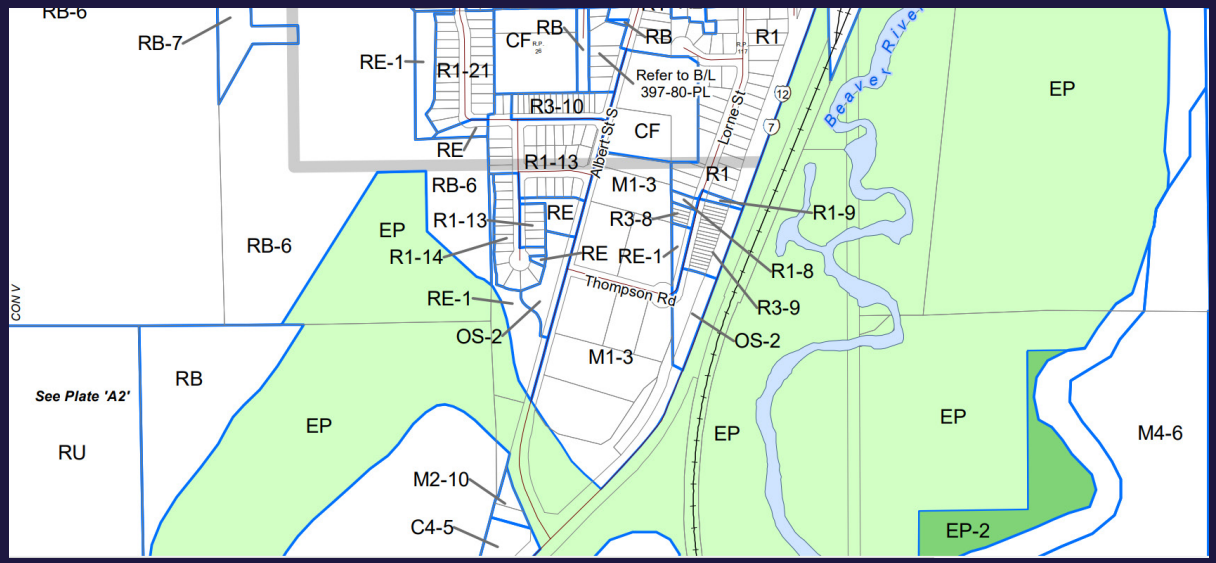
BUILDING SIZE	3,136 SF
OFFICE	1,357 SF
LOT SIZE	3.28 Acres
CEILING HEIGHT	16’7”
SHIPPING	2 Drive-in Doors
ZONING	M1-3
POWER	600V/200A
ASKING PRICE	$1,599,000
REALTY TAXES	$13,457 (2026)

PROPERTY HIGHLIGHTS

- Freestanding building situated on 3.28 acres of land
- Located west of Highway 7 and north of Brock Concession Road #5
- Warehouse is equipped with 2 oversized drive in doors, propane heating and fluorescent lighting
- Main and second floor office areas with baseboard heating and washrooms

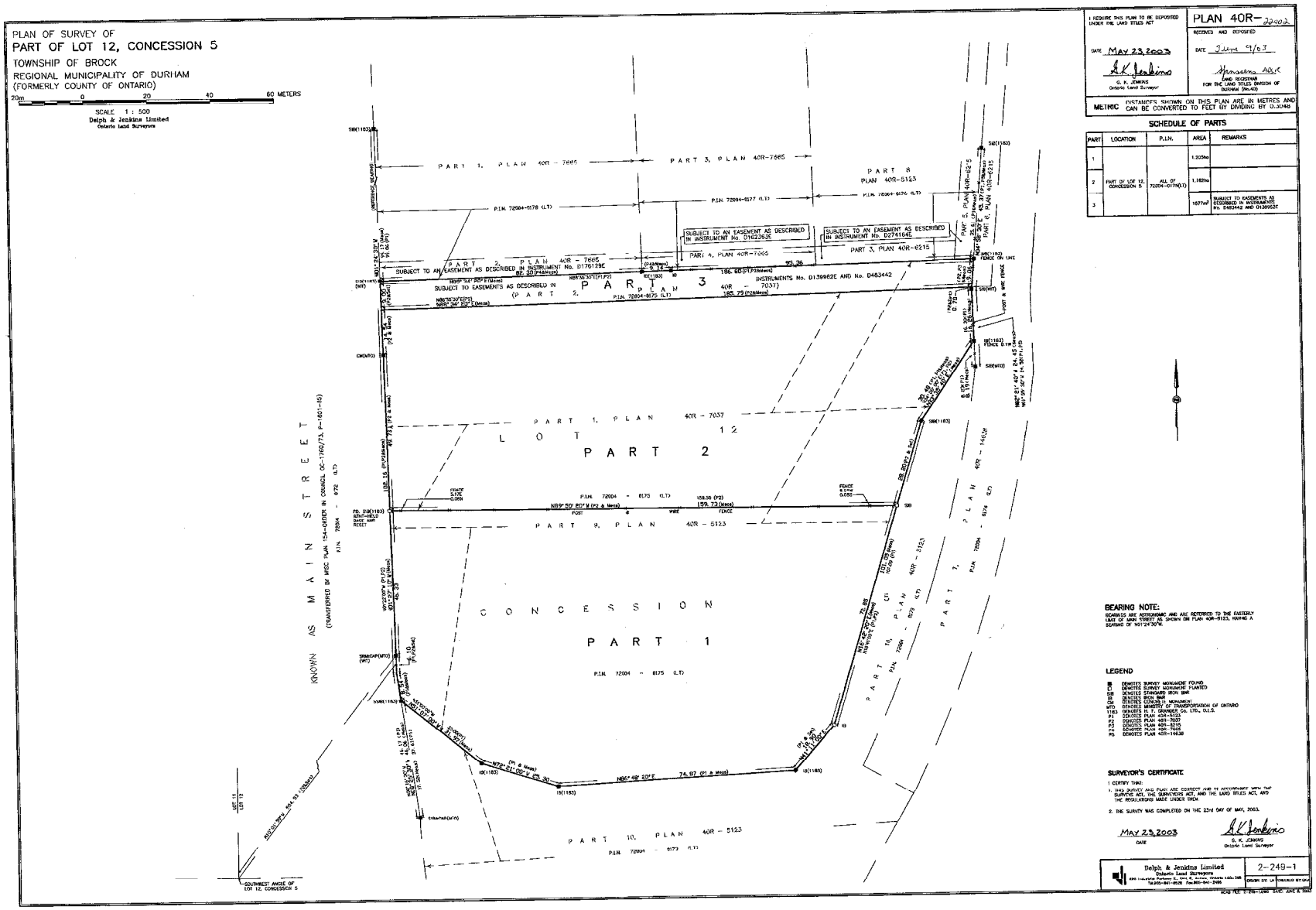
M1 ZONING PERMITTED USES

- Bakery
- Bank
- Builders supply dealer
- Business slash professional office
- Club private
- Cold locker storage
- Eating establishment
- Eating establishment drive in
- Equipment sales or rental heavy
- Farm implement dealer
- Feed mill
- Landscape contractor
- Manufacturing processing assembly and or fabricating plant
- Marine sales and service
- Motor vehicle dealership
- Motor vehicle gasoline bar
- Motor vehicle sales and service
- Motor vehicle wash automatic
- Public use
- Printing establishment
- Retail commercial establishment
- Truck transport terminal
- Warehouse
- Wholesale commercial establishment
- Workshop, custom



105 ALBERT STREET S
SUNDERLAND, ON

// SITE PLAN



105 ALBERT STREET S
SUNDERLAND, ON

105 ALBERT STREET S

SUNDERLAND, ON

FOR MORE INFORMATION, PLEASE CONTACT:

GORAN BRELIH, SIOR
EXECUTIVE VICE PRESIDENT, BROKER
+1 416 756 5456
goran.brelih@cushwake.com

DIANA MCKENNON
SALES REPRESENTATIVE
+1 416 642 5356
diana.mckennon@cushwake.com

CUSHMAN & WAKEFIELD

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.