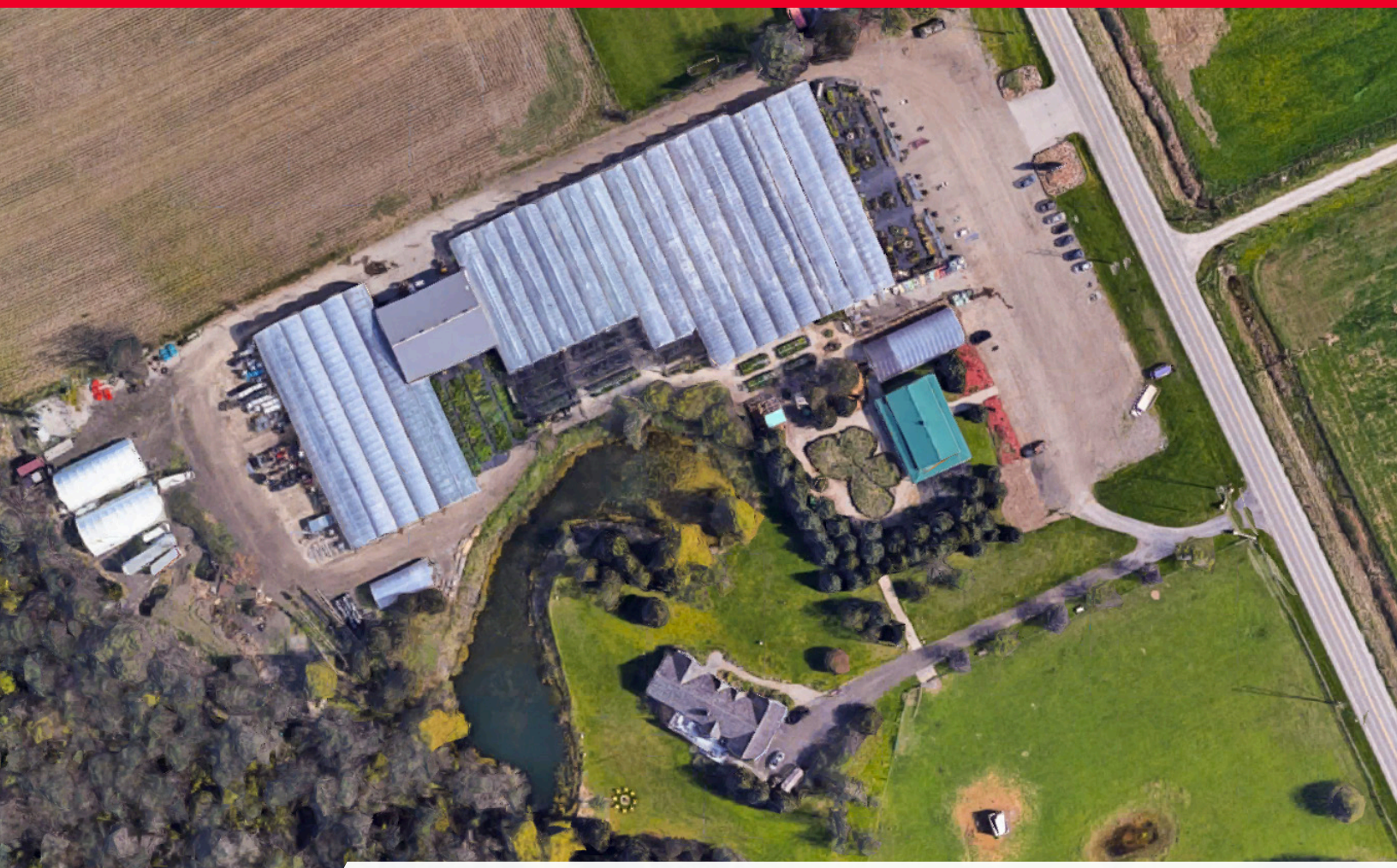
CUSHMAN & WAKEFIELD
Waterloo Region

COMMERCIAL GREENHOUSE AND PROPERTY FOR SALE



2000 SHANTZ STATION RD, BRESLAU, ON

CUSHMAN & WAKEFIELD
Waterloo Region

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BRESLAU, ON
FOR SALE

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FOR SALE

PROPERTY FEATURES

- 16.63 acres zoned agriculture with site specific commercial designation.
- Zoned appropriately for the cultivation of cannabis
- Considerable improvements made to the property and buildings to accommodate a licensed cannabis producer
- Includes a free standing 2,913 sf bungalow with a finished 1,450 sf basement apartment. House is currently being rented for $4000.00 per month until November 2021.
- 1,800 sf office/retail building with full basement built on or about 2005 and used as a butterfly conservatory.
- 66,734 sf of greenhouse, 30,000 sf of which has been improved with new flooring, walls and roof
- New logistics building integrated into the greenhouse facilities, includes product handling, offices, staff facilities and product vault.
- Perimeter security fencing and access gates
- New industrial septic and water system for main operation, with separate septic and well for the house
- Existing cellular tower located on-site which is fully fenced and gated, with long term contract providing monthly income of $2048+HST per month.
- Annual rental income is $136,575/yr
- Large pasture of 2.8 acres which is rented for $500/mos.

SALE PRICE

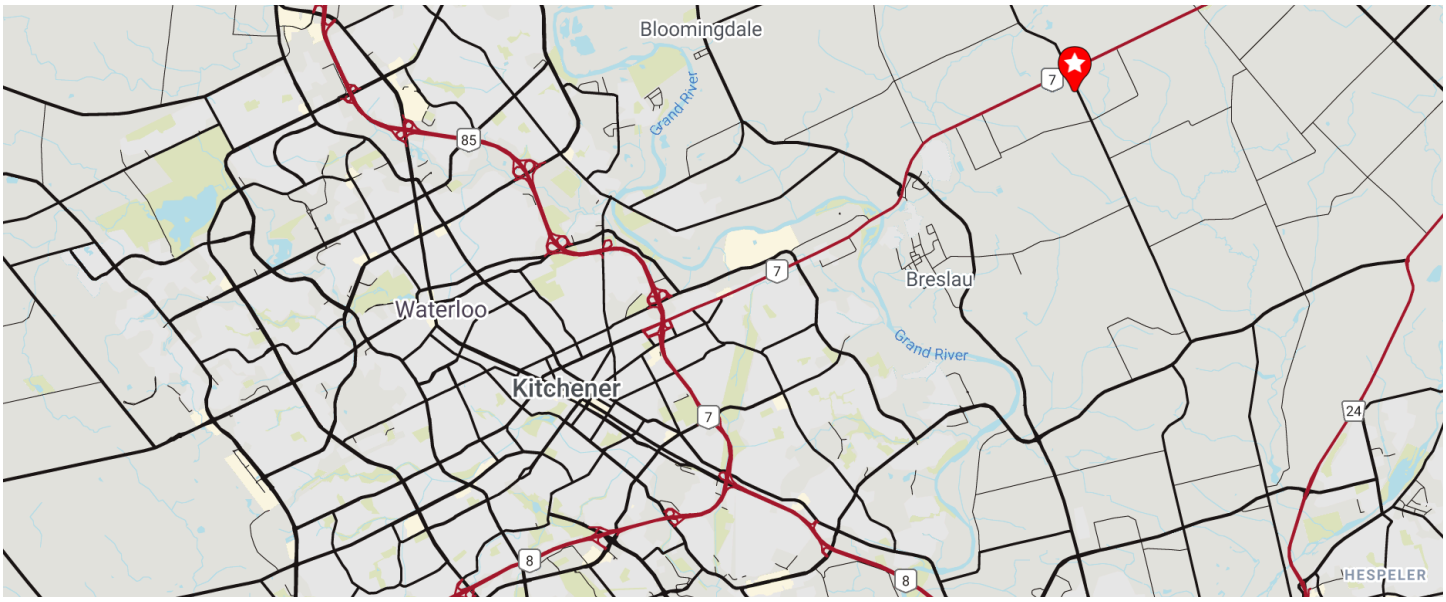
$3,900,000.00

LOT SIZE

16.63 acres
on-site buildings of
approx. 80,000 SF

ZONING

Agricuiltural
Site Specific Commercial



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3,200 SF Raised Executive Home with spring fed pond!

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1,800 SF retail building with full basement.

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For more information, please contact:

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