

RE/MAX PERFORMANCE RE/MAX COMMERCIAL

Industrial/Retail **For Sale**

3140 St Mary's Road

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DYCK TONI TEAM

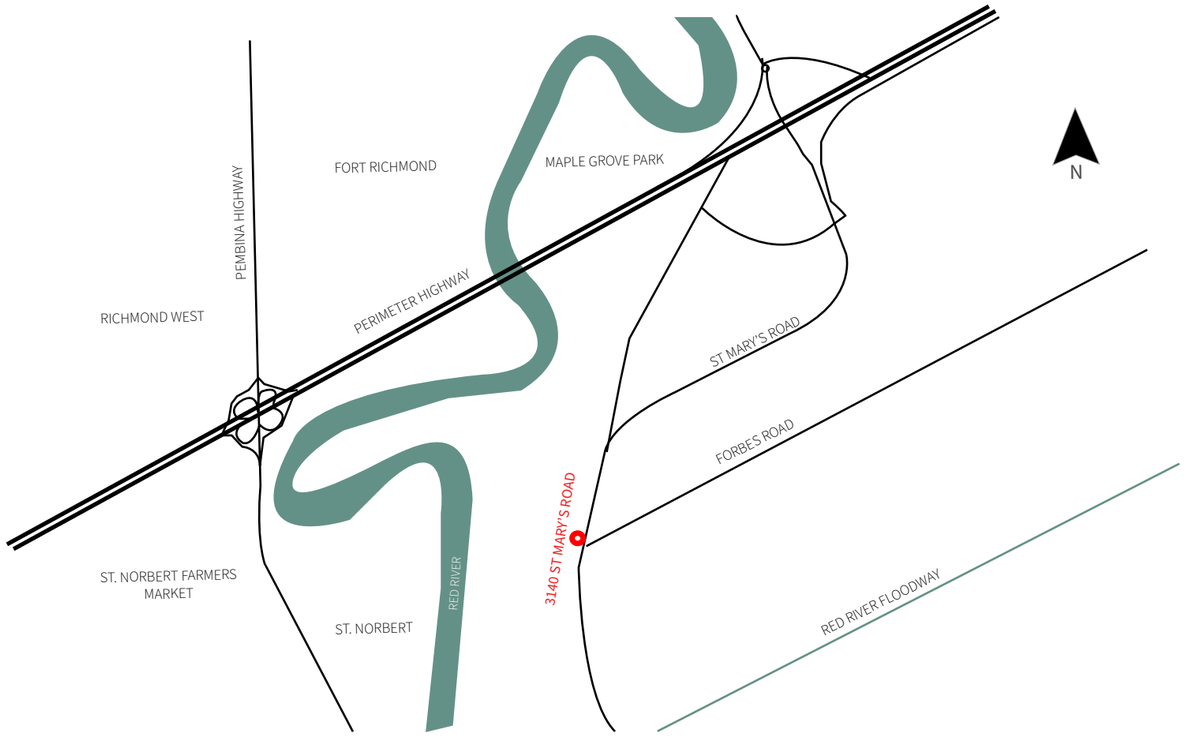
Property Overview

3140 St. Mary’s Road presents a unique opportunity to acquire a versatile industrial/retail facility situated on a prominent 1.05-acre site at the corner of St. Mary’s Road and Forbes Road. The property features approximately 5,560 SF of total building area, including a 3,960 SF main building and a 1,600 SF warehouse/cold storage addition, with two grade-level overhead doors, 12’ clear ceiling height, on-site parking, and C2 & RR5 zoning. The facility offers functional office, warehouse, and commercial kitchen/commissary space equipped with a walk-in cooler and walk-in freezer, along with an overhead canopy, triple sink, and ample yard area. The roof was also replaced within the past six years, providing an additional recent capital improvement.

Address	**3140 St Mary’s Road**	Overhead Grade Doors	**1 - 10’ height** **1 - 12’ height**
Offering Price	**$1,325,000.00**	Ceiling Height	**12’**
Site Area	**45,718 SF (1.05 Acres)**	Parking	**On-site**
Total Building Area	**5,560 SF**	Zoning	**C2 & RR5**
Year Built	**Main Building - 1979** **Warehouse (Cold Storage) - 2018**	Property Taxes (2026)	**$22,174.46**
Water	**Well water & holding tank**		







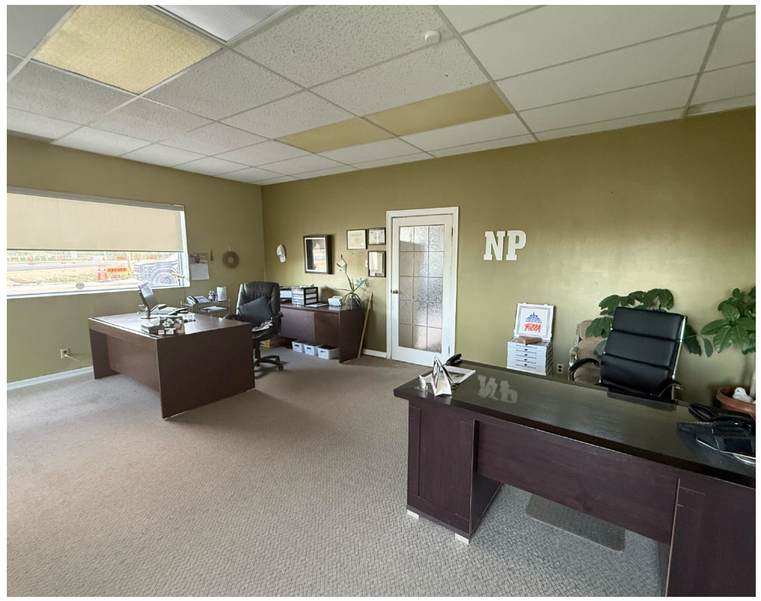
The Photos















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