

For Sale 7 King St W, Brockville, ON

Peter Kostogiannis

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**Rockwell Commercial
Real Estate, Brokerage**

78 Brock St. Kingston, ON K7L 1R9

www.rockwellcre.com



Property Overview

The Offering

Rockwell Commercial is pleased to present the opportunity to purchase a well-maintained, **fully leased**, seven-unit building with parking located in beautiful downtown Brockville. Strategically located on the south-west corner of King Street West and Market Street West, this property benefits from high visibility, easy access and remarkable views of the beautiful St. Lawrence River.

Asking Price \$4,495,000.00

Property Details

Address	7 King Street West, Brockville, On	Elevator	LULA lift installed in 2015
Legal Description	LT 1, 107-108, 106 BLK 29 PL 67; PT LT 2-3 BLK 29 PL 67 PT 1, 28R5546; T/W LR183322; BROCKVILLE	Construction	Structural steel and concrete with brick and metal siding
PIN	4411620014	Electrical	400A, 600V, 3-phase
Lot Frontages	± 110.88 ft (King St W) ± 300.44 ft (Market St W)	Heating/Cooling	Gas-fired rooftop HVAC units
Building Size	± 24,108.90 sf (rentable)	Roofing	Flat tar and gravel (replaced 2009)
Year Built	1977	Parking	12 spaces on site (paved and lined + adjacent municipal lot provides an additional parking option)
Floors	Three Storey's	Property Taxes	\$97,557.88 (2023 Final)

Zoning

Zoning Designation Md - Mixed Use Downtown (By-Law 050-2014)
Uses permitted (Partial List):

- Apartment dwelling
- Group home
- Assembly hall
- Bakery
- Business and professional office
- Catering service
- Clinic or medical office
- Community centre
- Convenience shop
- Day nursery
- Finance services
- Health club
- Hotel
- Personal service establishment
- Restaurant
- Retail Store

Official Plan Designation Downtown & Central Waterfront Area

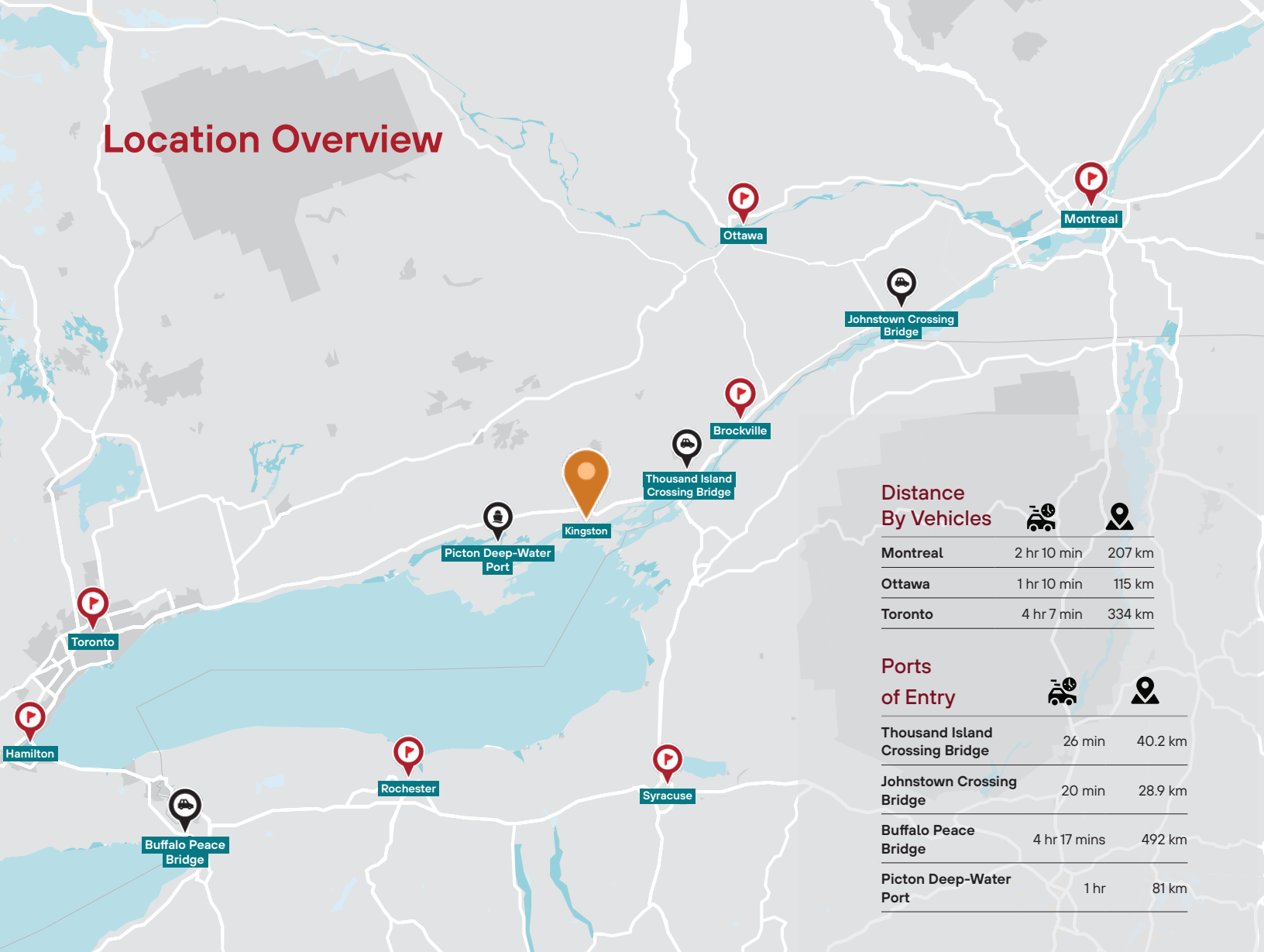


Tenant + Area

Unit(s)	Tenant	Rentable Area
101	The Bank of Nova Scotia	7,684.00 sf
11	Sarah Fisher o/a Luella Charlotte Baby Boutique	2,080.00 sf
17	Katie Kinch o/a Bonita Bold Fashion	1,000 sf
20	Jennifer Mills o/a The Sweet Life	1,207.00 sf
203	MNP LLP	5,570.90 sf
22	IN Engineering + Surveying	1,000.00 sf
201-202	His Majesty the King in right of Ontario as Represented by the chair of the Management Board of Cabinet	5,567.00 sf
		24,108.90 sf



Location Overview



A community well-known for its views of the St. Lawrence River, outdoor recreational activities, heritage, and its proximity to Ottawa, Montreal and Toronto, two international bridge crossings and its ease of accessibility to Highway 401, Brockville has something to offer everyone.

"For businesses, this prime geographical location has proven to be an asset for development, with land costs and building leases available at a fraction of the cost of larger urban centres."

Source: City of Brockville

Demographics

Within 10 km



95

Walk Score



46

Bike Score



22,293

Population**



\$69,300

Average Household
Income After
Taxes**



48.4

Average Age**



7,780

Labour Force**

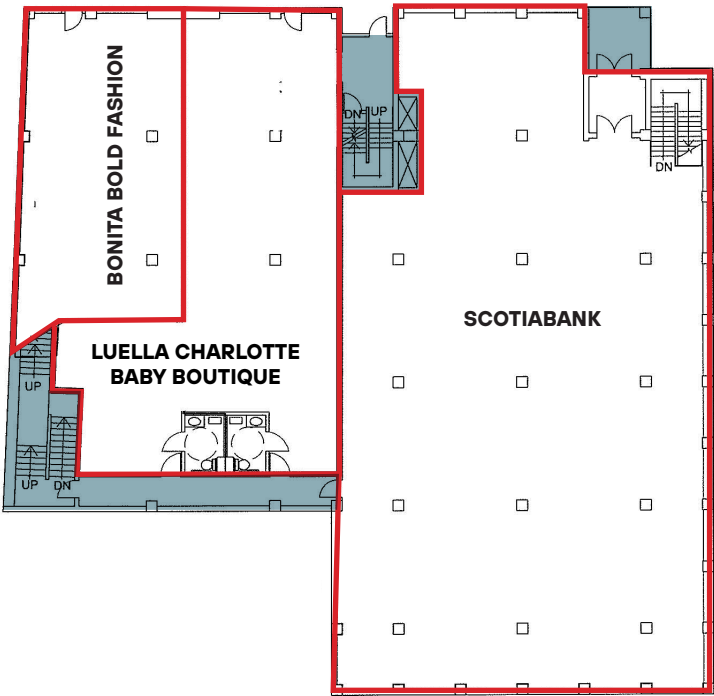
*AADT (North, East, South, West) **Statistics Canada, 2021 Census of Population.

Photo Gallery

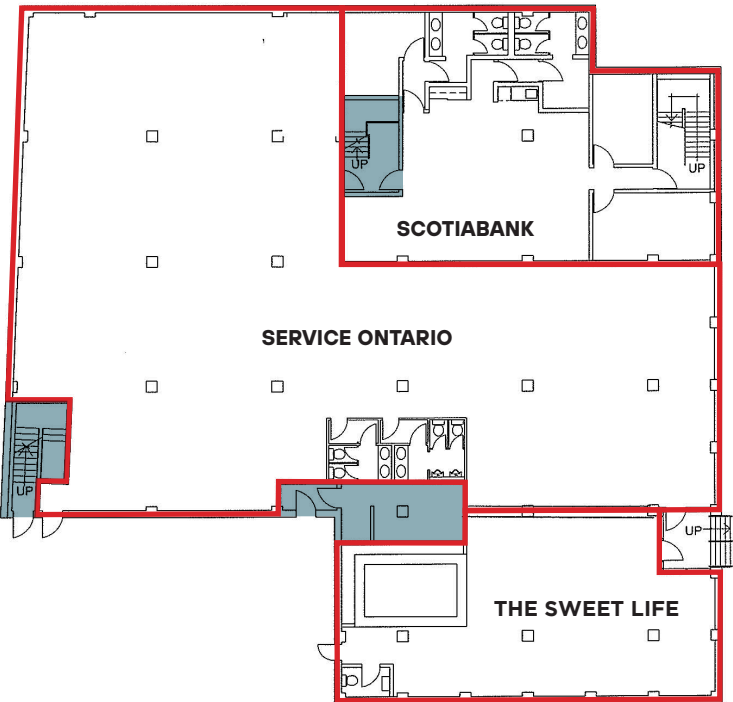


Floor Plan

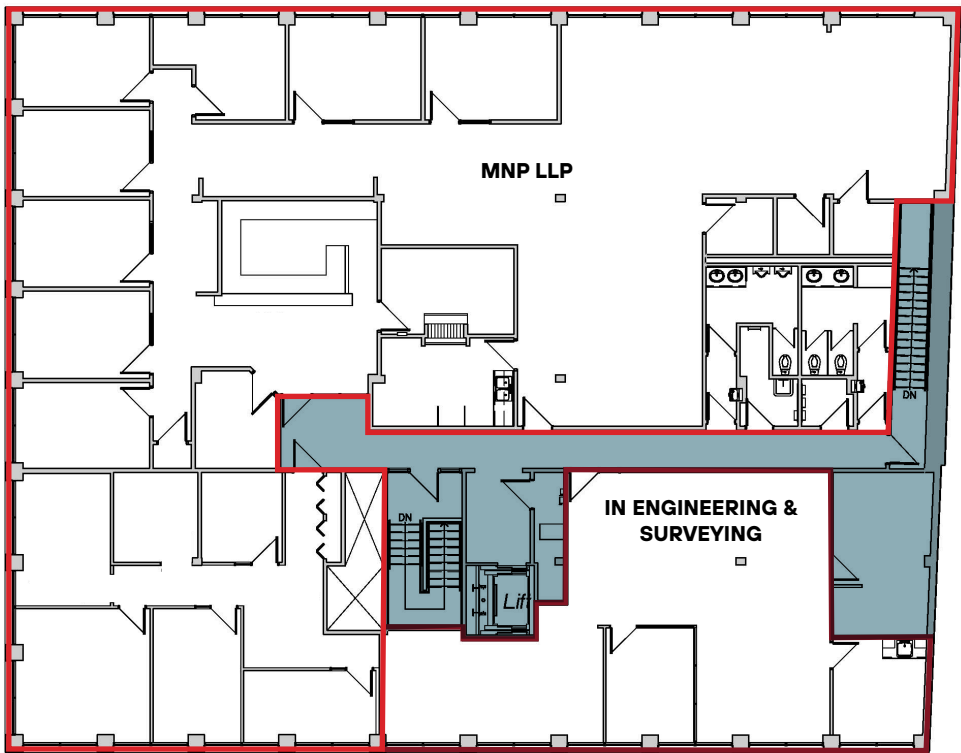
Ground Level



Lower Level



Second Level

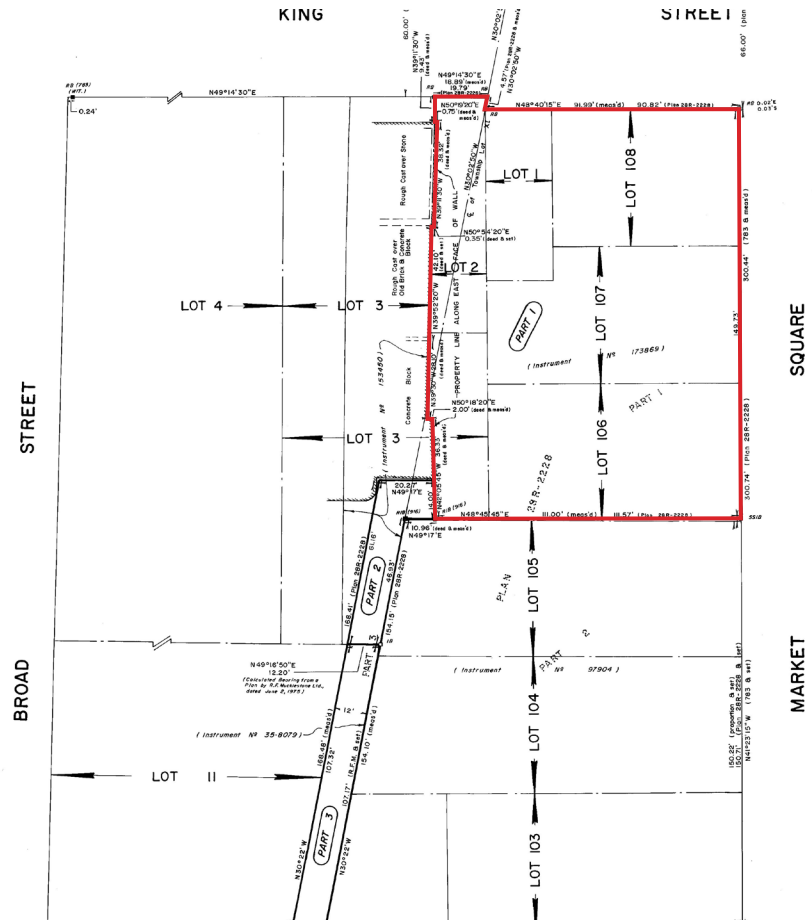
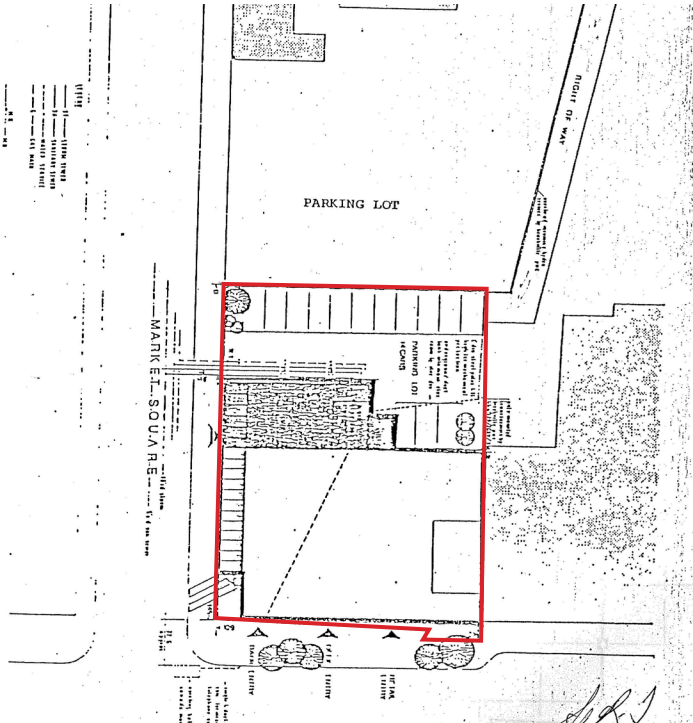


Common Building Areas

*Plans may vary from existing layouts

Survey

Site Plan



The Offering Process

Offers shall be submitted to the Seller through the Listing Broker and will be conveyed on an as-received basis.

Broker's Data Room

Qualified buyers, following execution of the Seller's Non-Disclosure Agreement, will be provided with access to the Listing Broker's Data Room containing available documentation, including but limited to:

- Existing Building Plans
- Existing Surveys and Site Plans
- 2023 Final Tax Bill
- Aerial Photography
- Zoning and Official Plan Information
- Rent Roll
- Operating Expenses
- Lease Agreements
- Title Documents

Inclusions in the Data Room subject to change, which may not be reflected above.

For more information, contact:

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