



# 7 KING ST W

## Brockville, ON

Cushman & Wakefield Kingston, Brokerage / Independently Owned and Operated / All rights reserved. A Member of the Cushman & Wakefield Alliance Cushman & Wakefield Copyright 2016. All rights reserved. No warranty or representation, express or implied, is made 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). As applicable, we make no representation as to the condition of the property (or properties) in question. CW1 V0821

# FOR SALE

RETAIL/OFFICE  
INVESTMENT  
OPPORTUNITY  
**100% LEASED**

**PETER KOSTOGIANNIS**

Broker Of Record/President

+1 613 542 2724 x 24

[peter.kostogiannis@cwkingston.com](mailto:peter.kostogiannis@cwkingston.com)

**SCOTT BOTTING**

Broker

+1 613 542 2724 x 33

[scott.botting@cwkingston.com](mailto:scott.botting@cwkingston.com)

# THE OFFERING

Cushman & Wakefield Kingston 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.

**PRICE: \$4,950,000.00**

## PROPERTY DETAILS

<b>Address:</b>	7 King Street West, Brockville Ontario	<b>Elevator:</b>	LULA lift installed in 2015
<b>Legal Description:</b>	LT 1, 107-108, 106 BLK 29 PL 67; PT LT 2-3 BLK 29 PL 67 PT 1, 28R5546; T/W LR183322; BROCKVILLE	<b>Construction:</b>	Structural steel and concrete with brick and metal siding
<b>PIN:</b>	4411620014	<b>Electrical:</b>	400A, 600V, 3-phase
<b>Lot Size:</b>	± 0.368 acres	<b>Heating/Cooling:</b>	Gas-fired rooftop HVAC units
<b>Lot Frontages:</b>	± 110.88 ft (King St W) ± 300.44 ft (Market St W)	<b>Roofing:</b>	Flat tar and gravel (replaced 2009)
<b>Building Size:</b>	± 24,108.90 sf (rentable)	<b>Parking:</b>	12 spaces on site (paved and lined) + adjacent municipal lot provides an additional parking option
<b>Year Built:</b>	1977	<b>Property Taxes:</b>	\$97,557.88 (2023 Final)
<b>Floors:</b>	Three Stories		

## ZONING + OFFICIAL PLAN

<b>Zone Designation:</b>	MD - Mixed Use Downtown (By-Law 050-2014)
<b>Uses Permitted (Partial List):</b>	<ul style="list-style-type: none"><li>• Apartment dwelling</li><li>• Group home</li><li>• Assembly hall</li><li>• Bakery</li><li>• Business and professional office</li><li>• Catering service</li><li>• Clinic or medical office</li><li>• Community centre</li><li>• Convenience shop</li><li>• Day nursery</li><li>• Finance services</li><li>• Health club</li><li>• Hotel</li><li>• Personal service establishment</li><li>• Restaurant</li><li>• Retail Store</li></ul>
<b>Official Plan Designation:</b>	Downtown & Central Waterfront Area

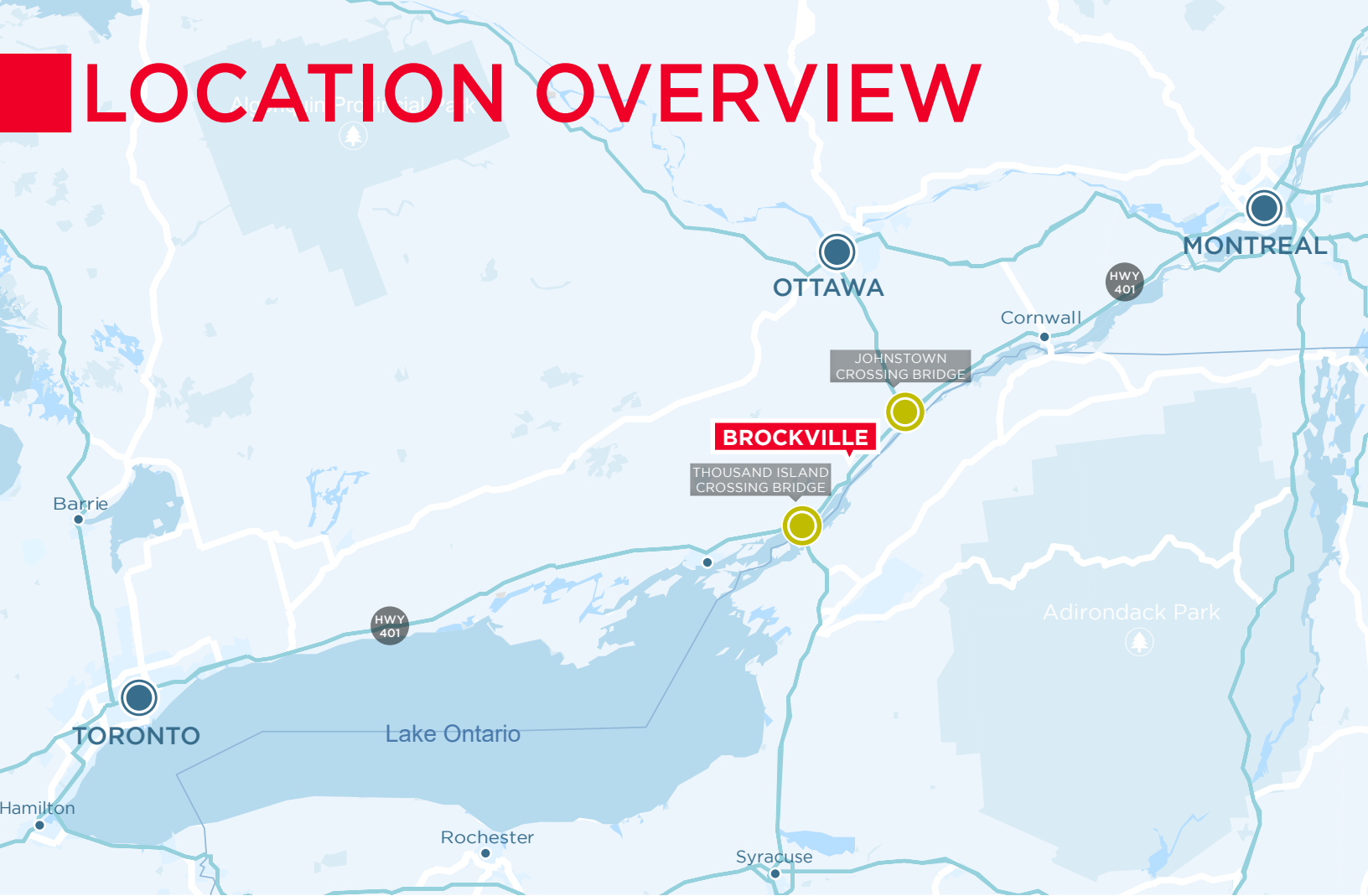


# TENANTS + AREA

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	1,000.00 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 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 10KM



**22,293**

POPULATION\*\*



**\$69,300**

AVG. AFTER-TAX  
HOUSEHOLD INCOME\*\*



**48.4**

AVG. AGE\*\*



**9,780**

LABOUR FORCE\*\*

**95** WALK SCORE

**46** BIKE SCORE

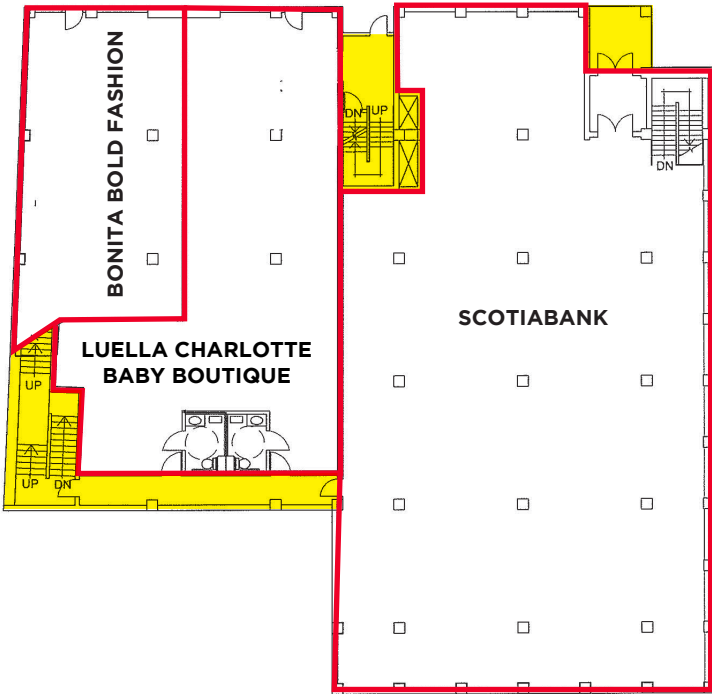
\*AADT (North, East, South, West)

\*\*Statistics Canada, 2021 Census of Population.

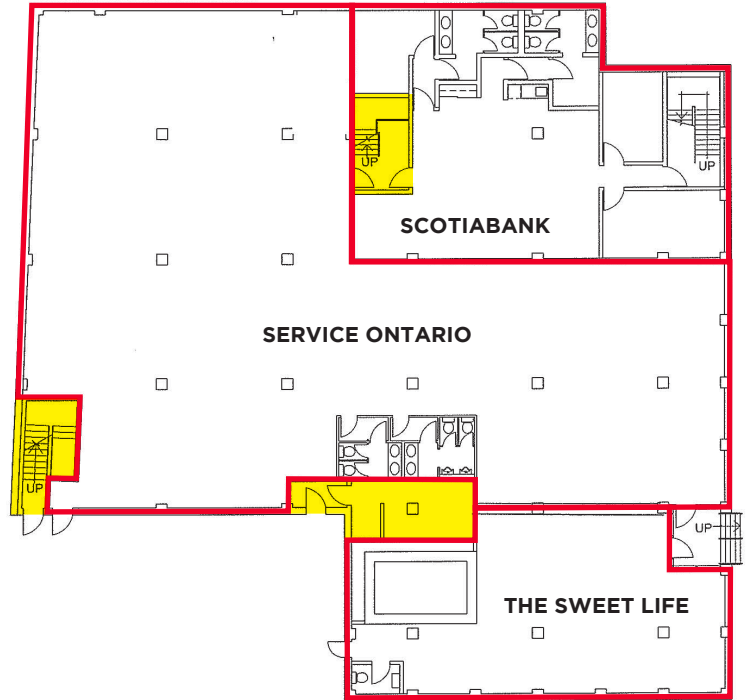


# FLOOR PLANS

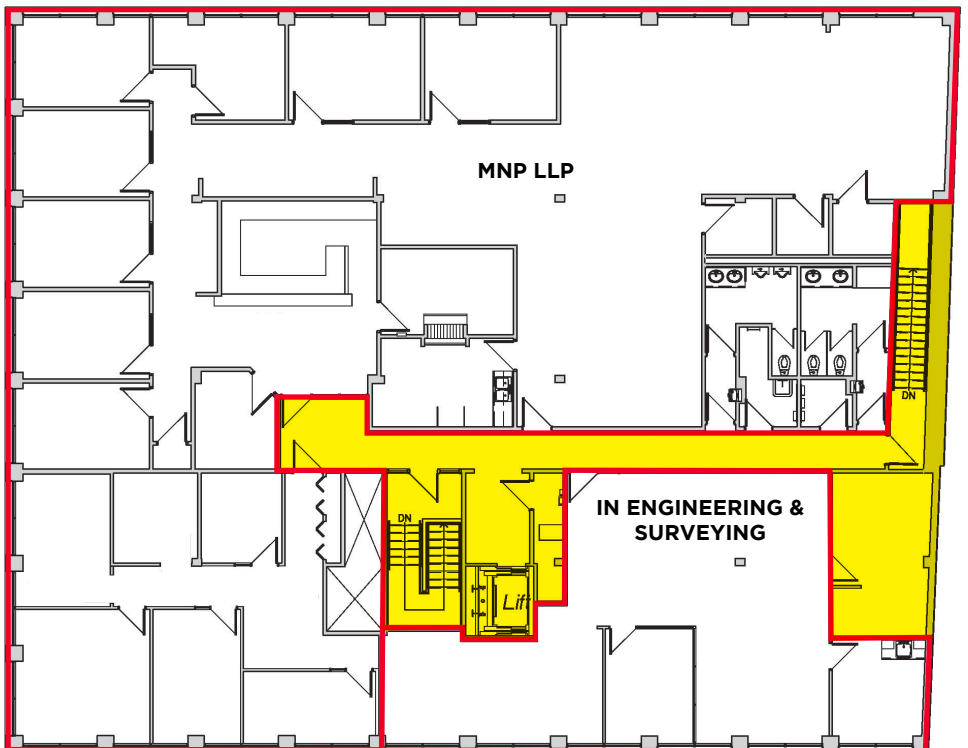
## GROUND LEVEL



## LOWER LEVEL



## SECOND LEVEL

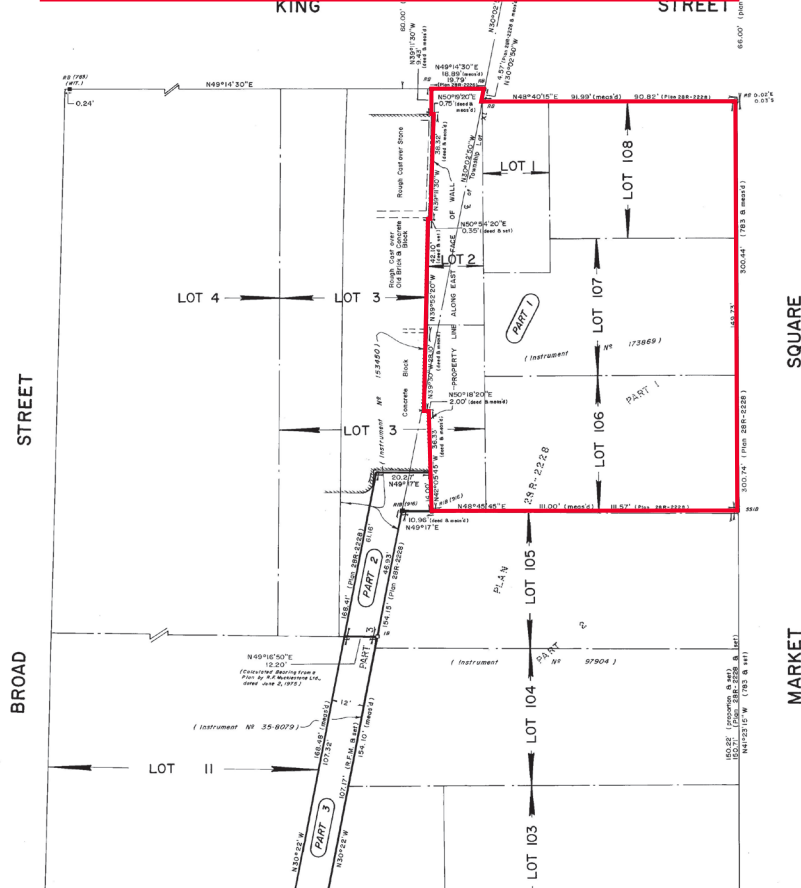
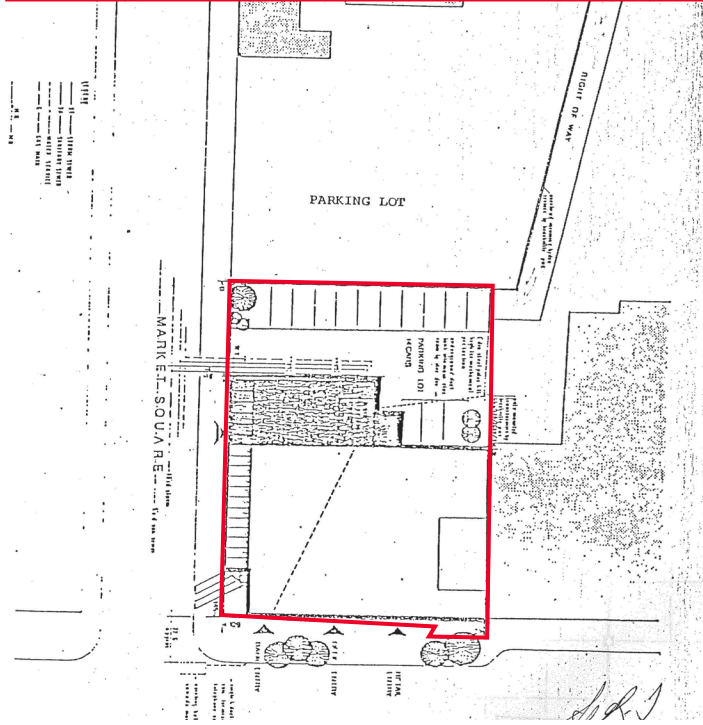


 COMMON BUILDING AREAS

\*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:**

**PETER KOSTOGIANNIS**  
BROKER OF RECORD/PRESIDENT  
+1 613 542 2724 x 24  
peter.kostogiannis@cwkingston.com

**SCOTT BOTTING**  
BROKER  
+1 613 542 2724 x 33  
scott.botting@cwkingston.com

Cushman & Wakefield Kingston, Brokerage | 78 Brock St Kingston, ON K7L 1R9 | Canada | +1 613 542 2724