

260 KING St W, Brockville

NEW

FOR LEASE

\$25 Per Sq Ft

Brockville, 810 - Brockville, Leeds And Grenville, Ontario K6V 3S1

X12007216

RE/MAX RISE EXECUTIVES, BROKERAGE

Commercial/Retail	2500 Sq Ft	Retail Store Related	Retail	54
TYPE	TOTAL AREA	USE	CATEGORY	DOM



CLIENT REMARKS

Exceptional high-profile corner location in Downtown Brockville, neighborhood retailers include Metro, Shopper's, Tim Hortons, Brockville Arts Centre, Downtown Parking and more. Ideal location for a wide range of uses from clinic, veterinarian, retail, drive-thru. Landlord is offering a build-to-suit lease back opportunity, starting from \$25/square foot. A free standing drive-thru pad would be starting from \$35/square foot. All lease rates triple net per landlord form of lease (TBD - taxes not assessed). Build to suit building shell, lease rate subject to approval of landlord of building specifications to be provided by tenant and subject to the landlord's form of lease. Landlord will consider Land Lease which may be ideal for temporary use especially for landscape or other operations land only on site, subject to meeting zoning approvals.

LISTING INFORMATION

PIN#	441930216	POSSESSION	TBD
TAXES	(2024) N/A	REMARKS	
TAX YEAR	2024	SELLER PROPERTY	N
LEGAL DESCRIPTION	LT 24, 29 BLK44 PL 67; PT KING ST, PL 67 CLOSED BY LR 122986; PT LTB, 25-28 BLK 44 PL 67 PT 1 28R10284; EXCEPT PT 152 28R 14064; BROCKVILLE.	INFO STATEMENT	
STATUS	Available		
MINIMUM RENTAL	120		
TERM			
MAXIMUM RENTAL	120		

TERM

PROPERTY INFORMATION

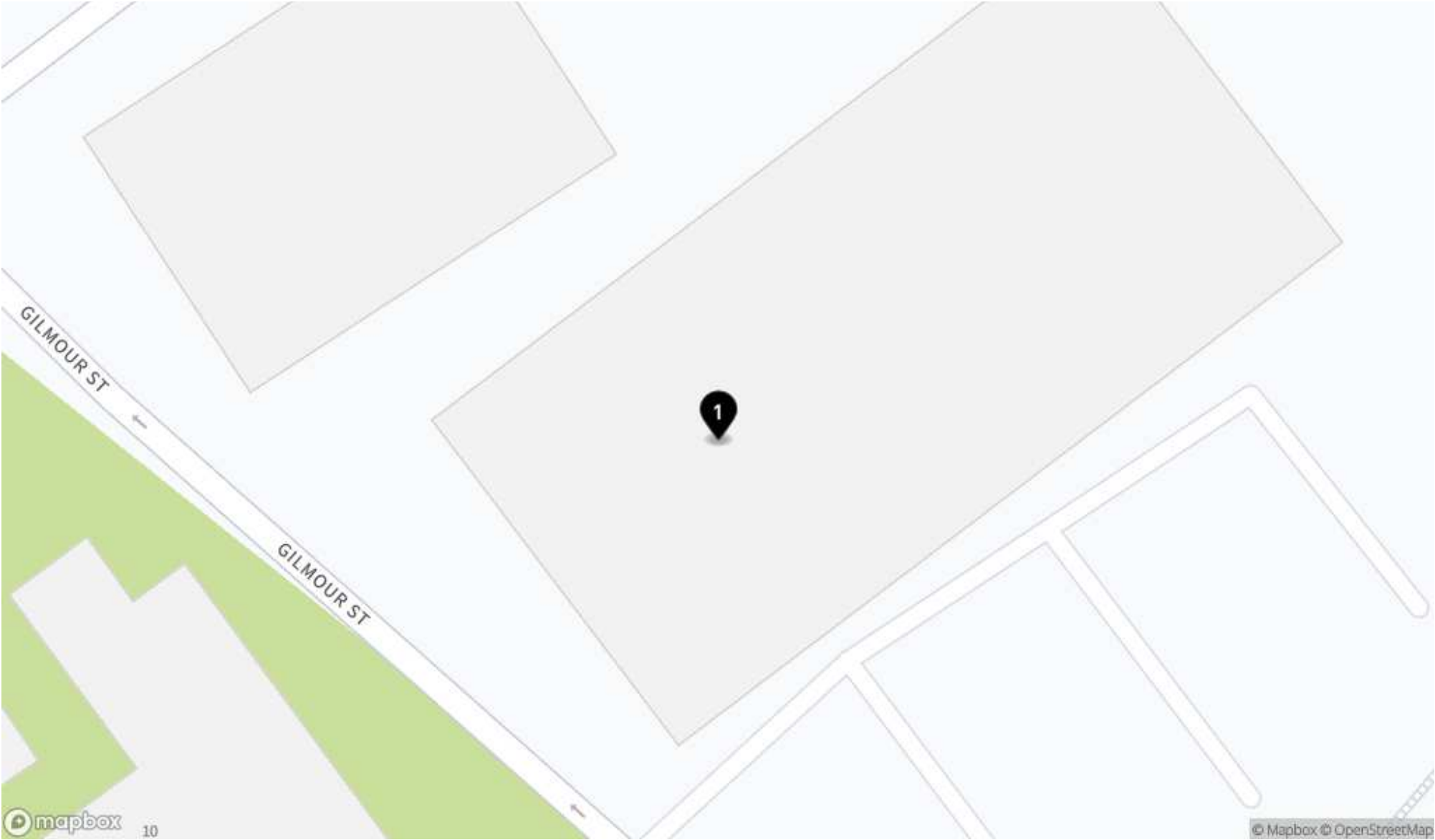
APPROX AGE	New	WASHROOMS	0
LOT SIZE	99 x 187 Feet	GARAGE TYPE	Outside/Surface
DIR/CROSS ST	Clarissa and Gilmour Street	BASEMENT	N
DRIVE PARKING	25	HEATING TYPE	Gas Forced Air Closd
SPACES		WATER	Municipal
A/C	Y	UTILITIES	A
ZONING	MD	LOT CODE	Lot
FREESTANDING	Y		
RETAIL AREA	2500 Sq Ft		
AREA	Leeds and Grenville		
MUNICIPALITY	Brockville		
COMMUNITY	810 - Brockville		

SECURITY FEATURES

 No

LISTING CONTRACTED WITH

RE/MAX RISE EXECUTIVES, BROKERAGE
613-546-4208



LSC	ADDRESS & MUNICIPALITY	COMMUNITY	LIST PRICE	SOLD PRICE	TYPE	BR	WR	FAM	KIT	GAR	TYPE	AC	HEAT	CONTRACT DATE	SOLD DATE	LIST BROKERAGE	CO-OP BROKERAGE	MLS#
1	NEW 260 KING St W Brockville	810 - Brockville	\$25		Commercial/Retail+	0	0				Outside/Surface	Y		3/7/2025		RE/MAX RISE EXECUTIVES, BROKERAGE		X12007216

AVERAGES

	MEAN	MEDIAN
PRICE	\$25	\$25