

260 KING STREET WEST



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BROCKVILLE, ONTARIO



Artist Concept

MARKET INSIGHTS

Brockville Population est. is 22,379. Brockville Ranked 7th in Canada in McLeans 2019 Best Communities for Health Care. Brockville is midway between Toronto & Montreal & just an hour to Ottawa.

KEY FEATURES

Vanilla box drive thru ready
Paved surface parking
Full municipal services
On transit route with stop adjacent to site
Building area (sq.ft.): 4,000
Zoning: Mixed use downtown

OVERVIEW:

Exceptional high-profile corner location in downtown Brockville, neighbourhood retailers include Metro, Shoppers, Brockville Arts Centre, Downtown Parking and more. Ideal location for a wide range of uses from clinic, veterinarian, retail, drive-thru. Landlord is offering build-to-suit lease back opportunity, starting from \$25 sq.ft.. A Free Standing Drive Thru Pad site would be starting from \$35 sq.ft. All Lease Rates triple net per Landlord Form of Lease (TBD - Taxes not assessed). Build to suit building shell (artist concept shown), lease rate subject to the approval of Landlord of building specifications to be provided by Tenant and subject to 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. Note: Lease rate assumes base building shell, subject to landlord's approval as to design configuration and parking. Seller may consider selling land.

\$25/sq.ft

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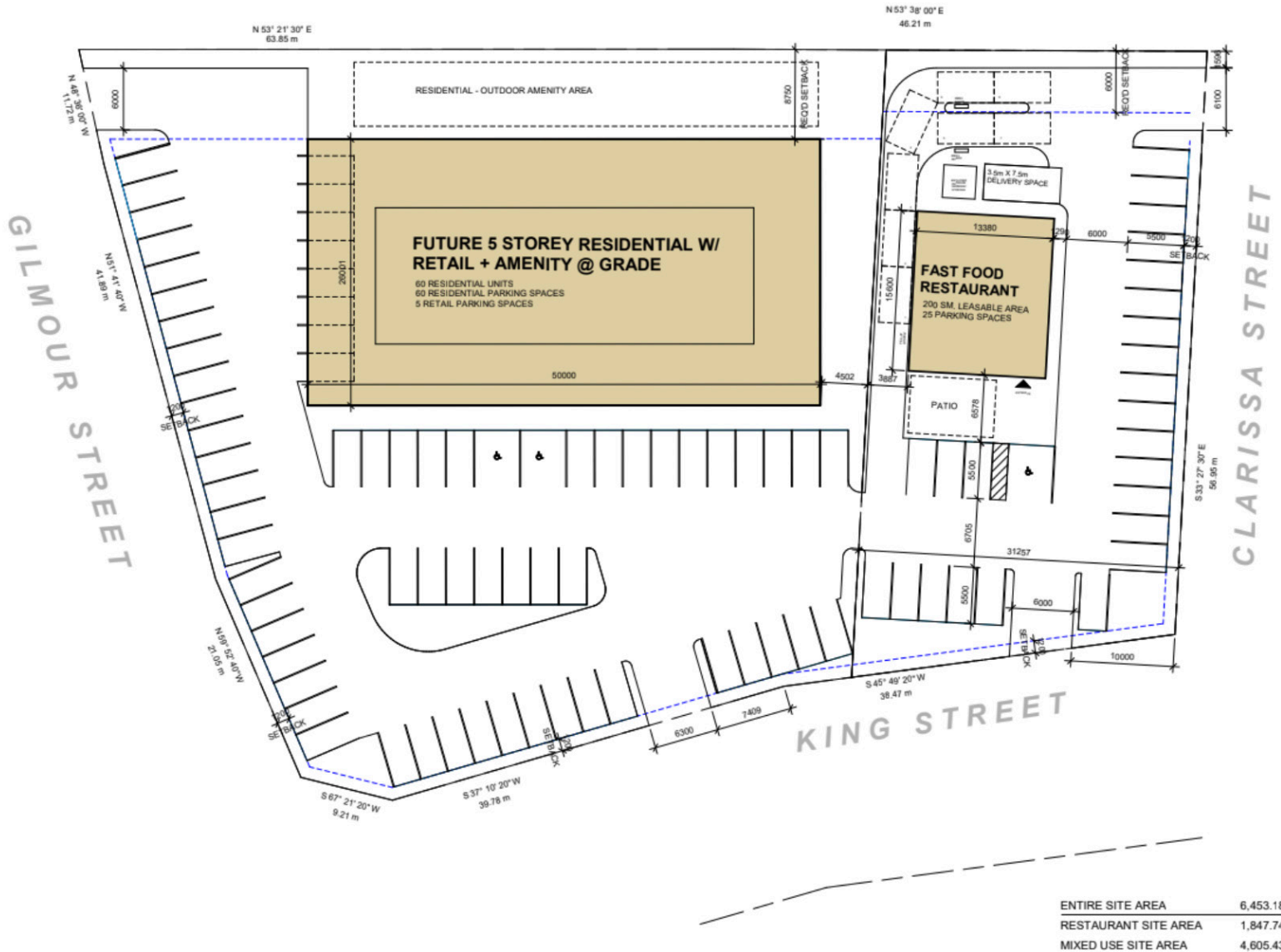
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CONTENT SUBJECT TO CHANGE AND INDEPENDENT VERIFICATION, PRIOR LEASE/SALE E. & O.E.



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Brockville, ON
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