

216 Main St D1-3, Loyalist

FOR LEASE **\$14** Sq Ft Net

Loyalist, 57 - Bath, Lennox & Addington, Ontario K0H 1G0

X12262598

RE/MAX RISE EXECUTIVES, BROKERAGE

Commercial/Retail	3800 Sq Ft	Multi-Use	1
TYPE	TOTAL AREA	CATEGORY	DOM



CLIENT REMARKS

Exceptionally finished professional office space featuring glass partitions, boardroom, offices, large open work area w/exposed high ceiling, 3 washrooms, kitchenette w/lunchroom and tinted glass for privacy located within Main Street Plaza, Bath Ontario ideal location to service the broader region of Loyalist, Greater Kingston & Napanee. TMI (taxes, maintenance and Insurance) projected at \$6.50 sq. ft. Gas and hydro metered individually. Ceiling heights vary from 13' open areas to 9' finished office areas. Ready to move in premium turnkey office space.

LISTING INFORMATION

PIN#	451330857	POSSESSION	TBD
TAXES	\$84,742 (2024) Annual	REMARKS	
TAX YEAR	2024	SELLER PROPERTY	N
LEGAL DESCRIPTION	Parts 4, 5, 6, 7, 14 & 15 Plan 29R-10203, Village of Bath, Township of Loyalist S/T per sellers deed	INFO STATEMENT	
STATUS	Available		
MINIMUM RENTAL TERM	60		
MAXIMUM RENTAL TERM	60		

PROPERTY INFORMATION

APPROX AGE	0-5	WASHROOMS	3
LOT SIZE	392.06 x 371 Feet	GARAGE TYPE	Public
LOT SIZE SOURCE	GeoWarehouse	APT/UNIT	D1-3
LOT CODE	Unit	BASEMENT	N
DIR/CROSS ST	Main Street (Loyalist Parkway), Bath next to Circle-K/Pharma Save on the east side	ELEVATOR	None
DIRECTIONS	Main Street (Loyalist Parkway), Bath next to Circle-K/Pharma Save on the east side	HEATING TYPE	Gas Forced Air Closd
A/C	Y	WATER	Municipal
ZONING	C4-6	SEWERS	Sanitary
FREESTANDING	N	UTILITIES	Y
RETAIL AREA	3750 Sq Ft	AMPS	60
RAIL	N	AREA INFLUENCES	Major Highway
AREA	Lennox & Addington		
MUNICIPALITY	Loyalist		
COMMUNITY	57 - Bath		

SECURITY FEATURES

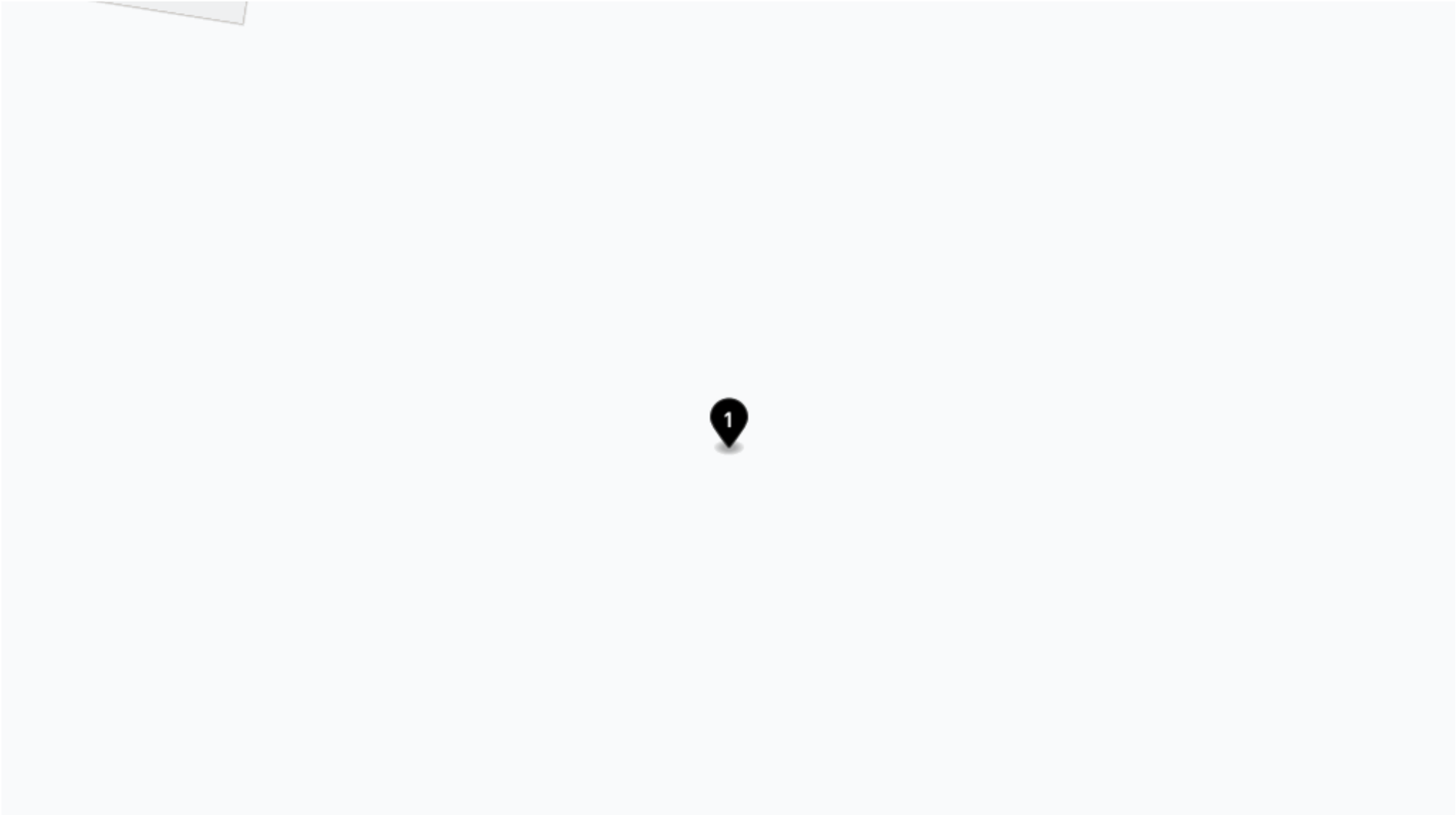
✔ No

WASHROOM INFO

# OF WASHROOMS	PIECES	LEVEL
3		

LISTING CONTRACTED WITH

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



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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	216 Main St D1-3 Loyalist	57 - Bath	\$14		Commercial/Retail+	0	3			Public	Y		7/3/2025		RE/MAX RISE EXECUTIVES, BROKERAGE		X12262598

AVERAGES

	MEAN	MEDIAN
PRICE	\$14	\$14