

# Listing X12695678MLS® Data Information



260 King Street W  
Brockville, ON K6V 3S1  
Commercial - Commercial Retail  
For Sale - \$598,500 For Sale - New

RE/MAX RISE EXECUTIVES, BROKERAGE  
(613-546-4208)  
PATRICK N HULLEY, Broker of Record  
(613-541-9821)

## Location

ASSESSMENT ROLL #	80203006500705	LOT/BLDG./ UNIT CODE	Lot
PIN#	441930216	LOT SIZE CODE	Feet
AREA	Leeds and Grenville	LOT IRREGULARITIES	99x.457 acres
MUNICIPALITY	Brockville	LOT SHAPE	Irregular
COMMUNITY	810 - Brockville	LOT SIZE AREA/CODE	0.457 Acres
LEGAL DESC.	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.	ZONING	MD
LOT FRONT	99	DIR.S	Across from Metro corner of King Street West and Clarissa Street
LOT DEPTH	187	MAIN CROSS STREETS	Brockville directly beside Score Retail store

## Amounts/Dates

HST APPLICABLE TO SALE PRICE	In Addition To	POSSESSION DATE	July 1, 2026
TAXES/YEAR/TYPE	\$5,961.52 / 2026 / Annual	POSSESSION REMARKS/TYPE	TBD / Immediate
CONTRACT COMMENCEMENT	January 13, 2026	HOLDOVER DAYS	30
EXPIRY DATE	June 30, 2026	SELLER NAME	1000147680 Ontario Inc.

## Details

CATEGORY	Retail	UTILITIES	Available
USE	Hospitality/Food Related	WATER	Municipal
FREESTANDING	No	AIR CONDITIONING	Yes
TOTAL AREA/CODE	2500 Square Feet	HEAT TYPE	Gas Forced Air Closed
RETAIL AREA/CODE	2500 Sq Ft	GARAGE TYPE	Outside/Surface
SPRINKLERS	No	SEWERS	Storm Available

## Comments

### REMARKS FOR CLIENTS

Exceptional opportunity to acquire a premier downtown Brockville corner with a Letter of Intent in place for a drive-thru development (terms subject to confidentiality). Details are available upon execution of an NDA. The LOI conditions are intended to run with the sale, and formal lease negotiations are underway. This offers a potential build-to-suit drive-thru restaurant opportunity with a major franchise tenant, subject to site plan approval and end-buyer development requirements. The Seller also owns an adjacent single-tenant property, and expanded acquisition opportunities may be considered. Location highlights: Key corner directly opposite Metro in downtown Brockville, less than one block to the Brockville Arts Centre, approximately 800 metres to Brockville City Hall, Immediate area momentum: adjacent rear lands recently developed with two multi-residential apartment buildings, approximately 500 metres to the recently approved Dailey Lot development (128 residential units). Further details cannot be disclosed without a signed NDA. Long Form of Lease for Tenant may be subject to first right of refusal to purchase by Tenant.

### OFFER REMARKS

Please include Schedule B located in documents with all offers.

### INCLUSIONS

Vacant Land

### REALTOR ONLY REMARKS

Sale is Subject to terms and conditions of LOI and pending Long Form Lease with implications upon sale for Build to Suit Lease Back. NDA is subject to further information for Buyer review is required to be signed by all parties to receive additional documentation Agent and prospective Buyer per file.

## Financial Information

FINANCIAL STATEMENT No

## Other

LISTING BROKERAGE	RE/MAX RISE EXECUTIVES, BROKERAGE	DISPLAY ADDRESS ON INTERNET	Yes
SALESPERSON 1	PATRICK N HULLEY, Broker of Record	DISTRIBUTE TO DDF/IDX	Yes
SALESPERSON 1 PHONE #	613-541-9821	PERMISSION TO CONTACT	Yes
SALESPERSON 1 EMAIL	patrickhulley@gmail.com	BROKER TO ADVERTISE	
CMSN. TO CO-OP. BROKERAGE	2.00%	SHOWING REQUIREMENTS	List Brokerage
SELLER PROP. INFO STATEMENT	No	OCCUPANCY	Vacant
DISTRIBUTE TO INTERNET	Yes	CONTACT AFTER EXPIRED	No

This is an MLS® Data Information Form. Seller or Landlord hereby acknowledges having received a copy of this document which forms Part 2 of the listing agreement

Signature	Date
Signature	Date
Signature	Date