

FOR SUBLEASE

Prime Office Sublease Opportunity

811 SF
Retail Space



6 Speers Boulevard
Amherstview, ON

Net Rent: \$14.50 PSF
Taxes and CAM: \$8.30 PSF

Stacey MacDonald, CCIM/Broker
staceymacdonald@royallepagecommercial.com

Erina Park, Commercial Agent
erinapark@royallepagecommercial.com

Royal LePage® ProAlliance Realty,
Brokerage

613.544.4141
80 Queen Street, Kingston, ON
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North Shore Commercial Realty Group
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Property Overview

- This is a sublease opportunity in Amherstview along busy Highway 33 with the lease expiring July 31, 2026
- This 811 sf unit is anchored with major retailer tenants such as BMO and IDA Pharmacy
- The space lends itself well for any professional office-type use but has an existing build-out perfect for a clinic
- Net Rent: \$14.50/sf. Taxes CAM: \$8.30/sf (2024). Shared utilities averaged at \$240.00/month
- Pylon signage and ample parking also available in the plaza
- Subject to Loyalist Township's C4 zoning which allows for a wide range of commercial uses - ideal space for medical clinic, professional office, or retail establishment



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Property Photos



