

**\$35/sq.ft**

Exceptional high profile corner location in downtown Brockville, under 1km to Shoppers, Tim Hortons, and McDonald's. Landlord is offering Vanilla Box Drive Thru ready for Tenants Leaseholds starting from \$35 sq.ft. triple net plus additional rent (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 Landlord's form of lease.

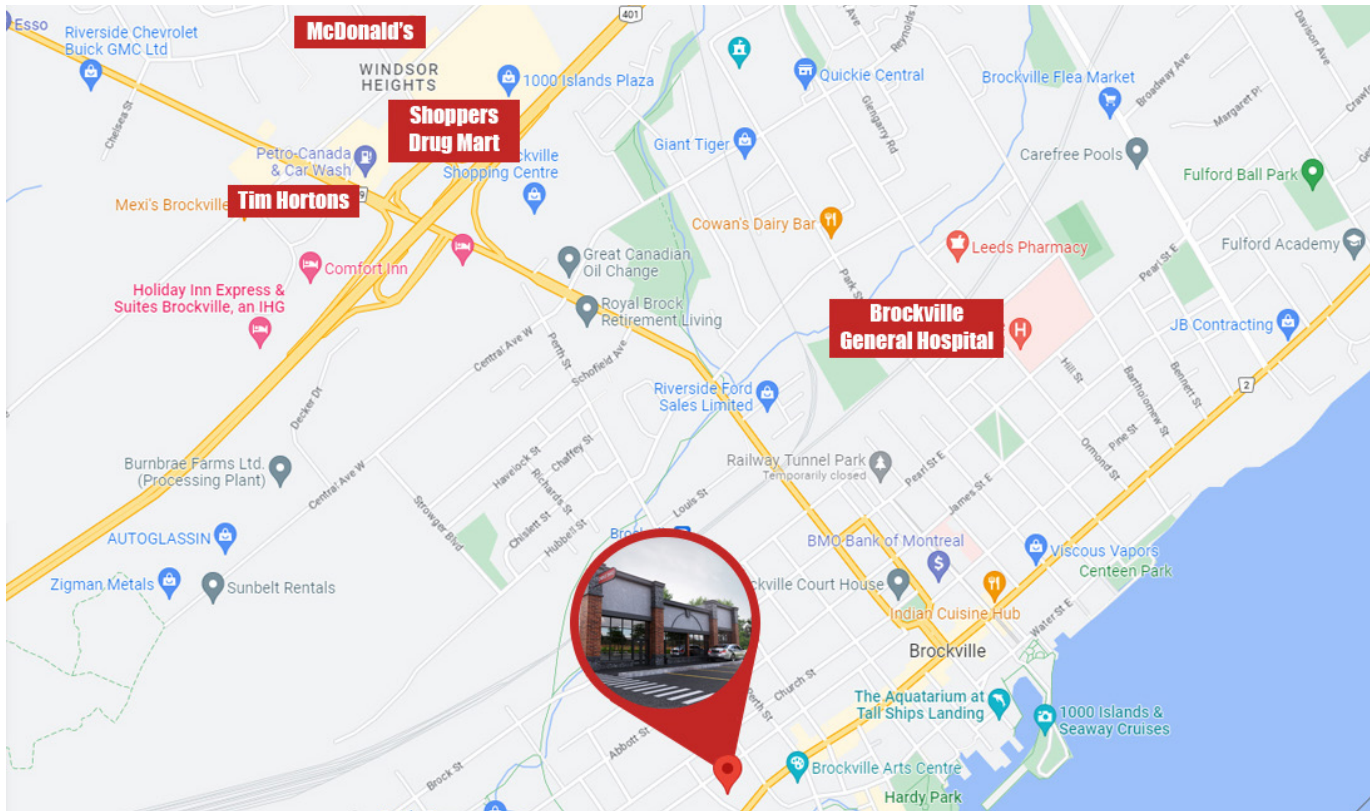
KEY FEATURES:

- VANILLA BOX DRIVE THRU READY
- PAVED SURFACE PARKING
- FULL MUNICIPAL SERVICES
- ON TRANSIT ROUTE WITH STOP ADJACENT TO SITE

BUILDING AREA (SQ.FT.): 2,200

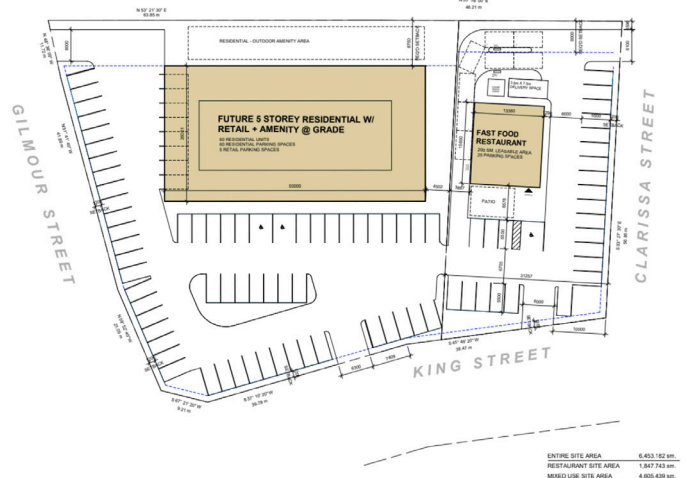
ZONING: MIXED USE DOWNTOWN

NOTE: LEASE RATE ASSUMES BASE BUILDING SHELL, SUBJECT TO LANDLORD'S APPROVAL AS TO DESIGN, CONFIGURATION AND PARKING



MARKET INSIGHTS

Brockville's population sits at an estimated 22,379. The city of Brockville is almost midway between Toronto and Montreal, and just an hour to Ottawa. In addition to its excellent location, Brockville ranked 7th in Canada in *McLean's 2019 Best Communities for Health Care*.



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