

For Sale 7 King St W, Brockville, ON

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**Rockwell Commercial
Real Estate, Brokerage**
78 Brock St. Kingston, ON K7L 1R9
www.rockwellcre.com



Property Overview

The Offering

Rockwell Commercial is pleased to present the opportunity to purchase a well-maintained, **fully leased**, seven-unit building with parking located in beautiful downtown Brockville. Strategically located on the south-west corner of King Street West and Market Street West, this property benefits from high visibility, easy access and remarkable views of the beautiful St. Lawrence River.

Asking Price \$4,495,000.00

Property Details

| | |
|--------------------------|---|
| Address | 7 King Street West, Brockville, On |
| Legal Description | LT 1, 107-108, 106 BLK 29 PL 67; PT LT 2-3 BLK 29 PL 67 PT 1, 28R5546; T/W LR183322; BROCKVILLE |
| PIN | 4411620014 |
| Lot Frontages | ± 110.88 ft (King St W) ± 300.44 ft (Market St W) |
| Building Size | ± 24,108.90 sf (rentable) |
| Year Built | 1977 |
| Floors | Three Storey's |

| | |
|------------------------|--|
| Elevator | LULA lift installed in 2015 |
| Construction | Structural steel and concrete with brick and metal siding |
| Electrical | 400A, 600V, 3-phase |
| Heating/Cooling | Gas-fired rooftop HVAC units |
| Roofing | Flat tar and gravel (replaced 2009) |
| Parking | 12 spaces on site (paved and lined + adjacent municipal lot provides an additional parking option) |
| Property Taxes | \$97,557.88 (2023 Final) |

Zoning

Zoning Designation Md - Mixed Use Downtown (By-Law 050-2014)
Uses permitted (Partial List):

- Apartment dwelling
- Group home
- Assembly hall
- Bakery
- Business and professional office
- Catering service
- Clinic or medical office
- Community centre
- Convenience shop
- Day nursery
- Finance services
- Health club
- Hotel
- Personal service establishment
- Restaurant
- Retail Store

Official Plan Designation Downtown & Central Waterfront Area

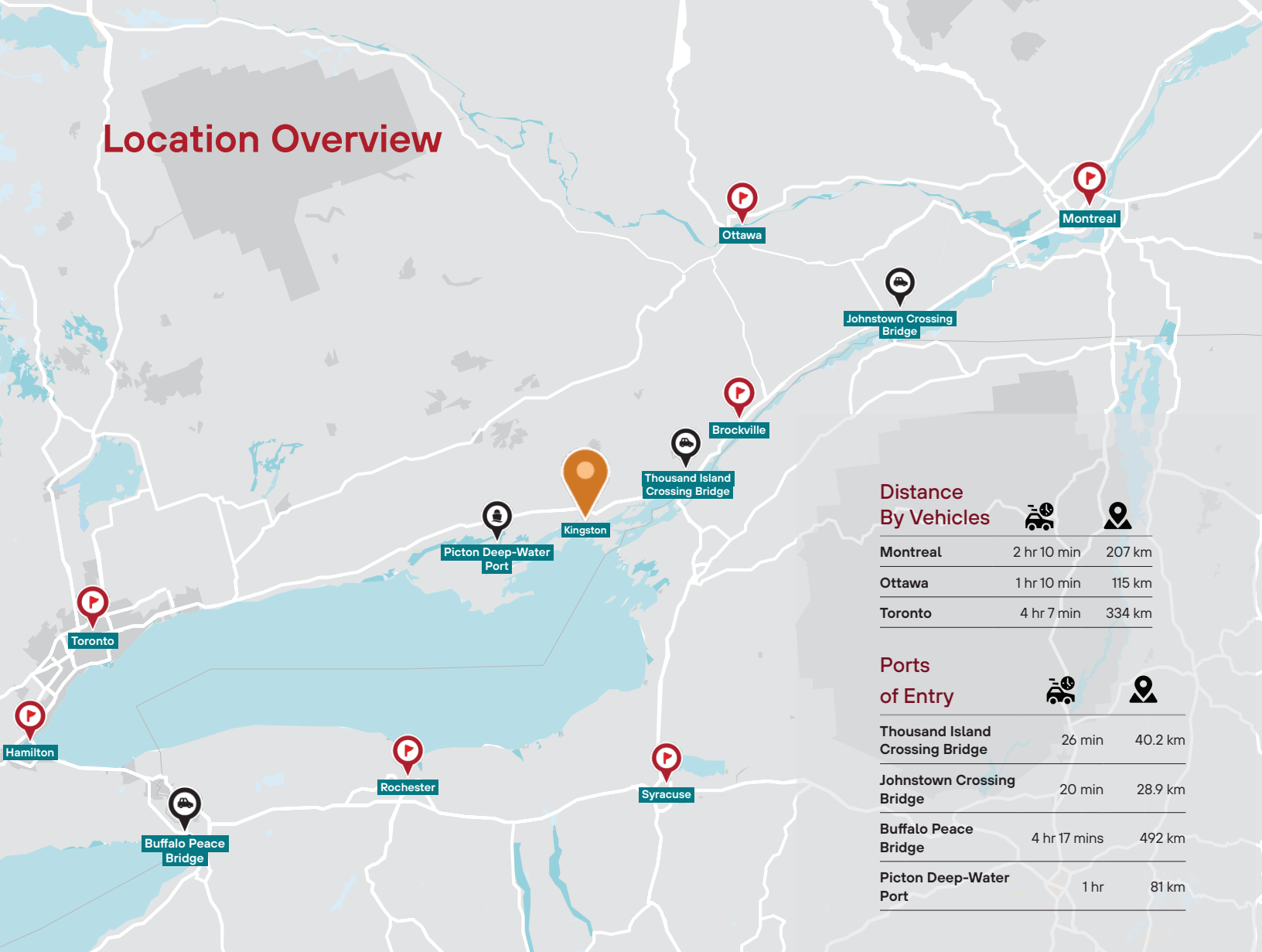


Tenant + Area

| Unit(s) | Tenant | Rentable Area |
|---------|---|---------------------|
| 101 | The Bank of Nova Scotia | 7,684.00 sf |
| 11 | Sarah Fisher o/a Luella Charlotte Baby Boutique | 2,080.00 sf |
| 17 | Katie Kinch o/a Bonita Bold Fashion | 1,000 sf |
| 20 | Jennifer Mills o/a The Sweet Life | 1,207.00 sf |
| 203 | MNP LLP | 5,570.90 sf |
| 22 | IN Engineering + Surveying | 1,000.00 sf |
| 201-202 | His Majesty the King in right of Ontario as Represented by the chair of the Management Board of Cabinet | 5,567.00 sf |
| | | 24,108.90 sf |



Location Overview



A community well-known for its views of the St. Lawrence River, outdoor recreational activities, heritage, and its proximity to Ottawa, Montreal and Toronto, two international bridge crossings and its ease of accessibility to Highway 401, Brockville has something to offer everyone.

“For businesses, this prime geographical location has proven to be an asset for development, with land costs and building leases available at a fraction of the cost of larger urban centres.”
 Source: City of Brockville

Demographics

Within 10 km



95
Walk Score



46
Bike Score



22,293
Population**



\$69,300
Average Household
Income After
Taxes**



48.4
Average Age**



7,780
Labour Force**

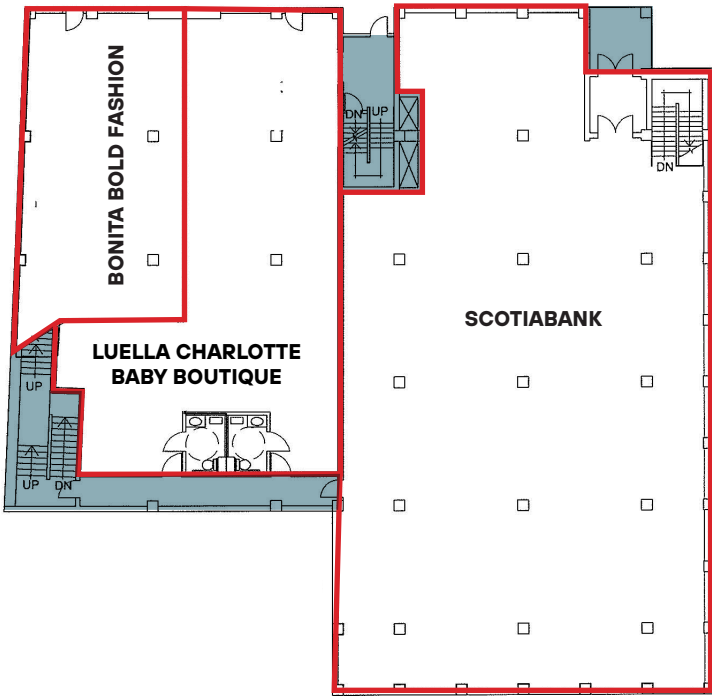
*AADT (North, East, South, West) **Statistics Canada, 2021 Census of Population.

Photo Gallery

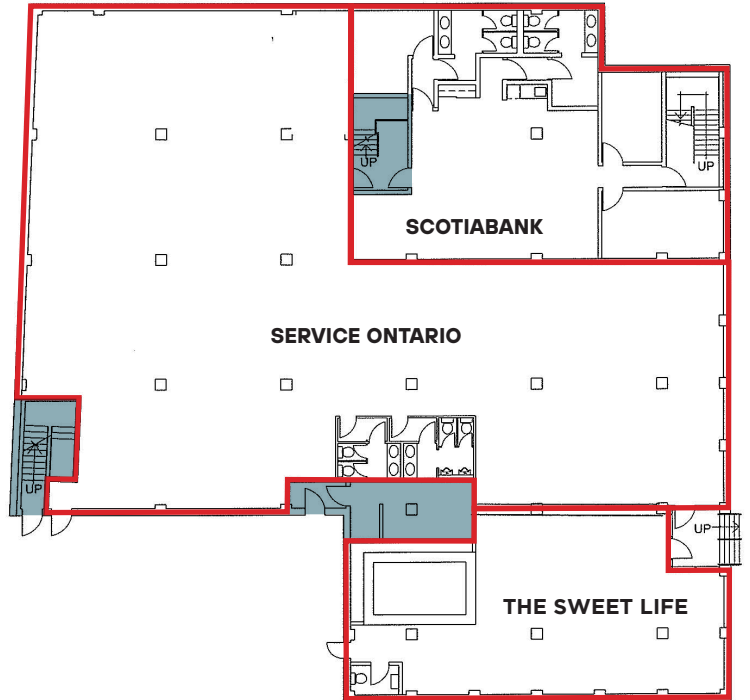


Floor Plan

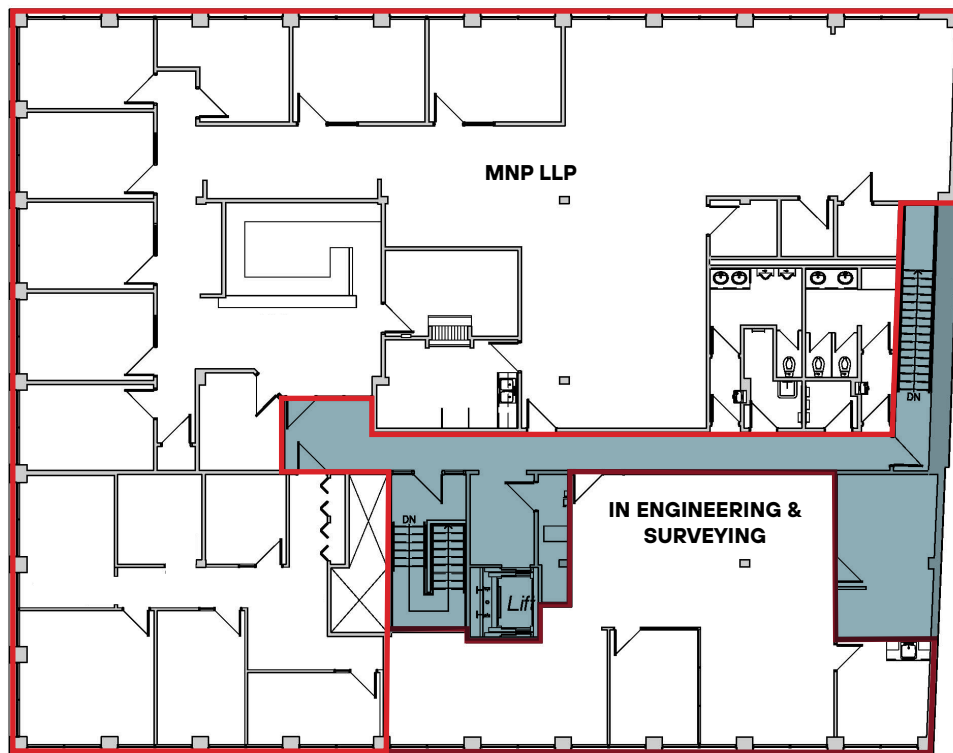
Ground Level



Lower Level



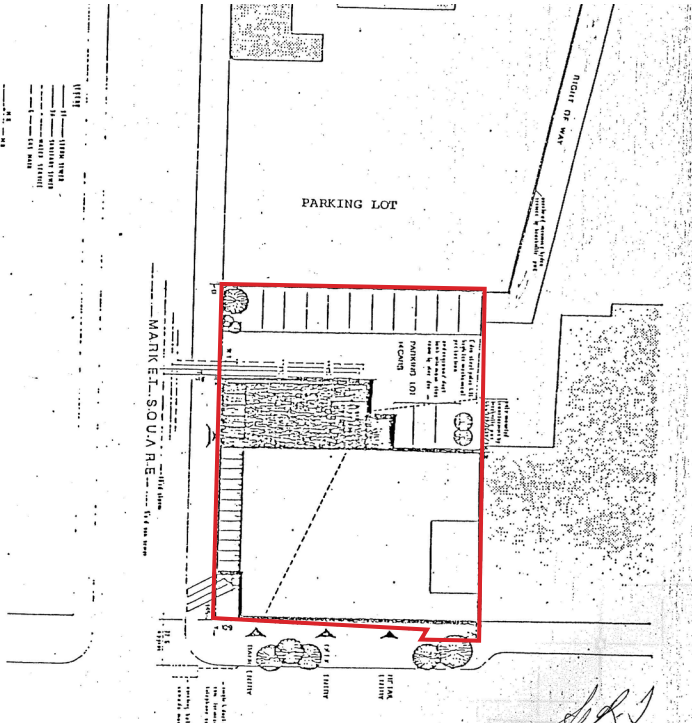
Second Level



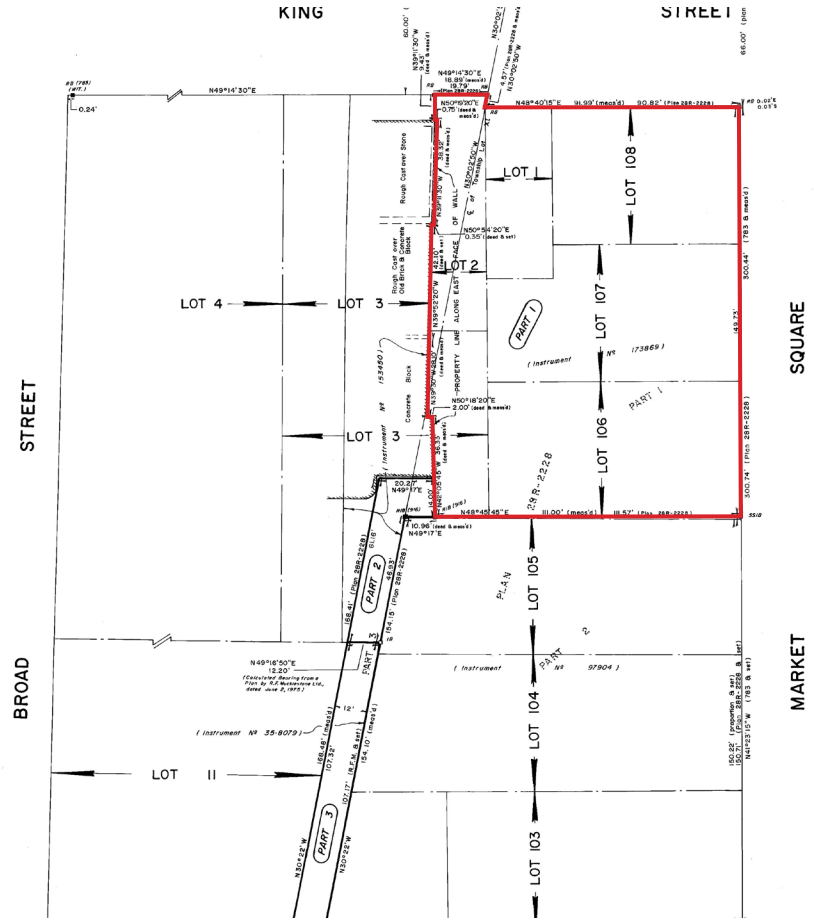
 Common Building Areas

*Plans may vary from existing layouts

Site Plan



Survey



The Offering Process

Offers shall be submitted to the Seller through the Listing Broker and will be conveyed on an as-received basis.

Broker's Data Room

Qualified buyers, following execution of the Seller's Non-Disclosure Agreement, will be provided with access to the Listing Broker's Data Room containing available documentation, including but limited to:

- Existing Building Plans
- Existing Surveys and Site Plans
- 2023 Final Tax Bill
- Aerial Photography
- Zoning and Official Plan Information
- Rent Roll
- Operating Expenses
- Lease Agreements
- Title Documents

Inclusions in the Data Room subject to change, which may not be reflected above.

For more information, contact:

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