



For Sale

134 Forest Lea Rd, Pembroke, On

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**Rockwell Commercial
Real Estate, Brokerage**

78 Brock St Kingston, ON K7L 1R9

www.rockwellcre.com

The Offering

The offering presents a rare opportunity to acquire a ±10,410 SF freestanding commercial building situated on ±0.687 acres at 134 Forest Lea Road in Pembroke, Ontario. The property features two (2) grade-level and two (2) dock-level shipping doors, ±16 ft ceiling height in the showroom (varying throughout), ample parking, gas forced air HVAC, and 3-phase power. Zoned Highway Commercial (HC), the site permits a broad range of uses including retail, automotive, equipment rental, hospitality, service commercial, and professional office applications. Offered vacant at an asking price of \$1,750,000, this asset provides flexibility for owner-occupiers, investors, or businesses seeking a well-located freestanding facility with strong connectivity to the Trans-Canada Highway and regional markets.

Property Details

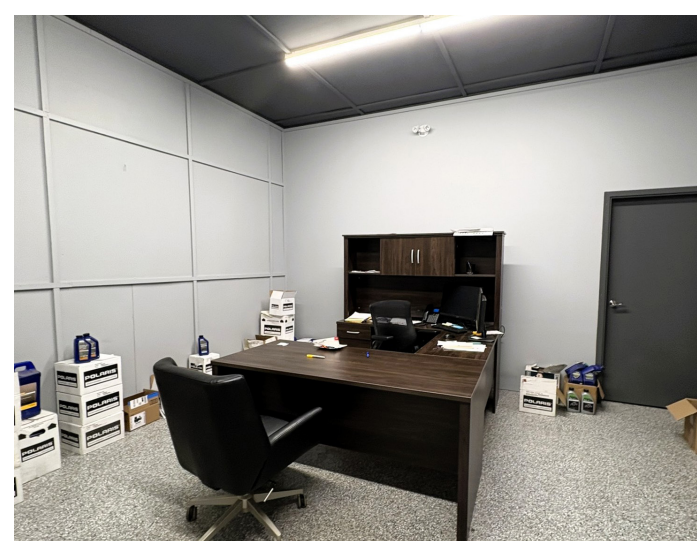
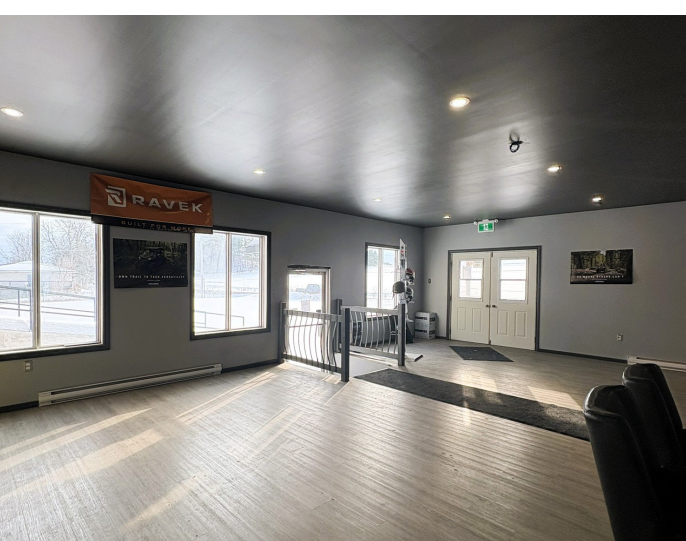
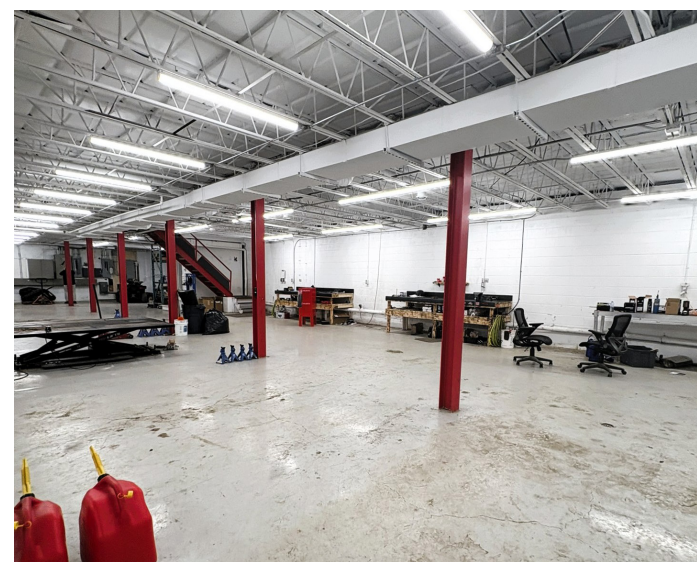
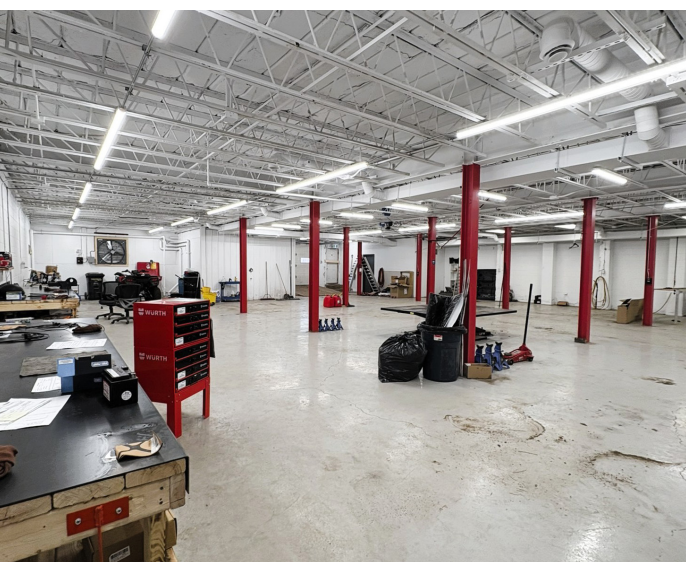
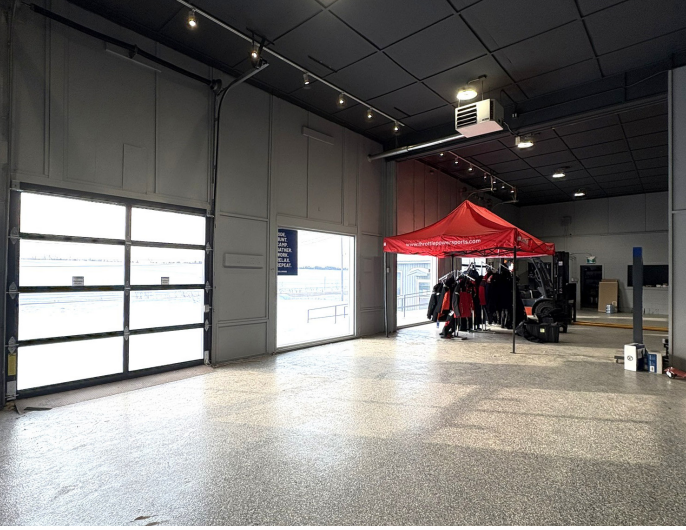
Gross Building Area	± 10,410 sf (plus full usable basement with rear drive-in door)
Lot Size	± 0.687 acres
Lot Dimensions	± 147.84 ft (frontage) x ± 203 ft (depth)
Legal Description	PT LT 36 CON A ALICE AS IN R113513 ; TOWNSHIP OF LAURENTIAN VALLEY
PIN	571380217
Property Tax	\$15,761.00 (2025) (TBC)
Shipping Doors	Two (2) grade-level doors, Two (2) dock-level doors
Ceiling Height	± 16 ft in showroom (varies throughout building)
Parking	Ample / gravel
Water/ Sewer	Well / Septic system
Gas	Municipal gas
Electrical	3 Phase, 600Amp, 600 Volt service
HVAC	Gas forced air
Location	North west corner of Forest Lea Road & Valley Street
Property Assessment	\$599,000.00 (2026)
Occupancy	Vacant
Seller	12919486 Canada Incorporated

Zoning

HC By-Law № 08-04-391 Highway Commercial Allows for a broad range of uses including but not limited to:

- Animal hospital
- Antique furniture restoration workshop, cabinet making shop and showroom
- Service station
- Car wash
- Automotive store
- Tavern or public house
- Gasoline bar
- Boat sales, snowmobile, trailer and cycle sales and rentals
- Building supply store
- Convince store
- Eating establishment - full service
- Eating establishment - drive in
- Eating establishment - take-out
- Motel
- Motor hotel
- Bed and breakfast
- Hotel
- Mini storage establishment
- Public park, private park
- equipment rental establishment
- Vehicular sales or rental establishment
- Place of entertainment
- Garden centre
- Business and professional offices
- Financial institution
- Service shop general
- Service shop personal
- Home display and sales outlet
- Retail store
- Contractor shop
- Accessory retail stores, including those whose products are manufactured on the premises, provided that the space devoted to such manufacturing does not exceed 50% of the total floor area

Asking Price: \$1,750,000.00



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Contact Information

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Connectivity

Ottawa		Montreal		Quebec Border		International Bridge (Johnstown)	
Distance	Travel Time	Distance	Travel Time	Distance	Travel Time	Distance	Travel Time
154km	1hr 36m	343km	3hr 29m	12.4km	15m	215km	2hr 7m