

# FOR SALE

**6,500 SF**  
Investment/Mixed-Use Space  
Over 2 Buildings On  
**0.815 ACRES**

**NEW REDUCED PRICE**



**146 STEWART STREET**  
Brockville, ON

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Royal LePage® ProAlliance Realty, Brokerage  
80 Queen Street, Kingston, ON  
Independently Owned & Operated

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**COMMERCIAL™**

# PROPERTY OVERVIEW

**\$899,000.00**

## Property Features

- Prime location on Stewart Blvd., located just south of Highway 401 at exit 696 (County Road #29).
- Zoning: E2 “Employment Lands”, allowing for various uses such as custom workshop, contractors establishment, industrial equipment sales and rental, industrial and or automotive supply, industrial use. Machine and welding, construction yard and office, outside storage self serve storage facility, towing service and warehouse, among many other uses.
- Official Plan Designation: Mixed Use & Commercial.
- Please request Proforma from Broker.
- The Seller is offering this property on an “as is” basis with environmental commentary as provided by the MOE. Such direction/processes in place with the MOE may be provided with a signed Confidentiality Agreement.
- Car dealership until Dec 31, 2025 with options to renew.
- Residential tenants both on month to month.
- The 2 residential units pay for utilities & \$1370.00 as a combined rent for Apt1 & Apt2.
- Commercial and Residential units are all separately metered.
- Frontage: 70 feet on Stewart Blvd.
- Property Taxes: \$12,142.00 (2024).
- [Click Here for Virtual Tour](#)

# PROPERTY OVERVIEW

## Recent Updates (2023)

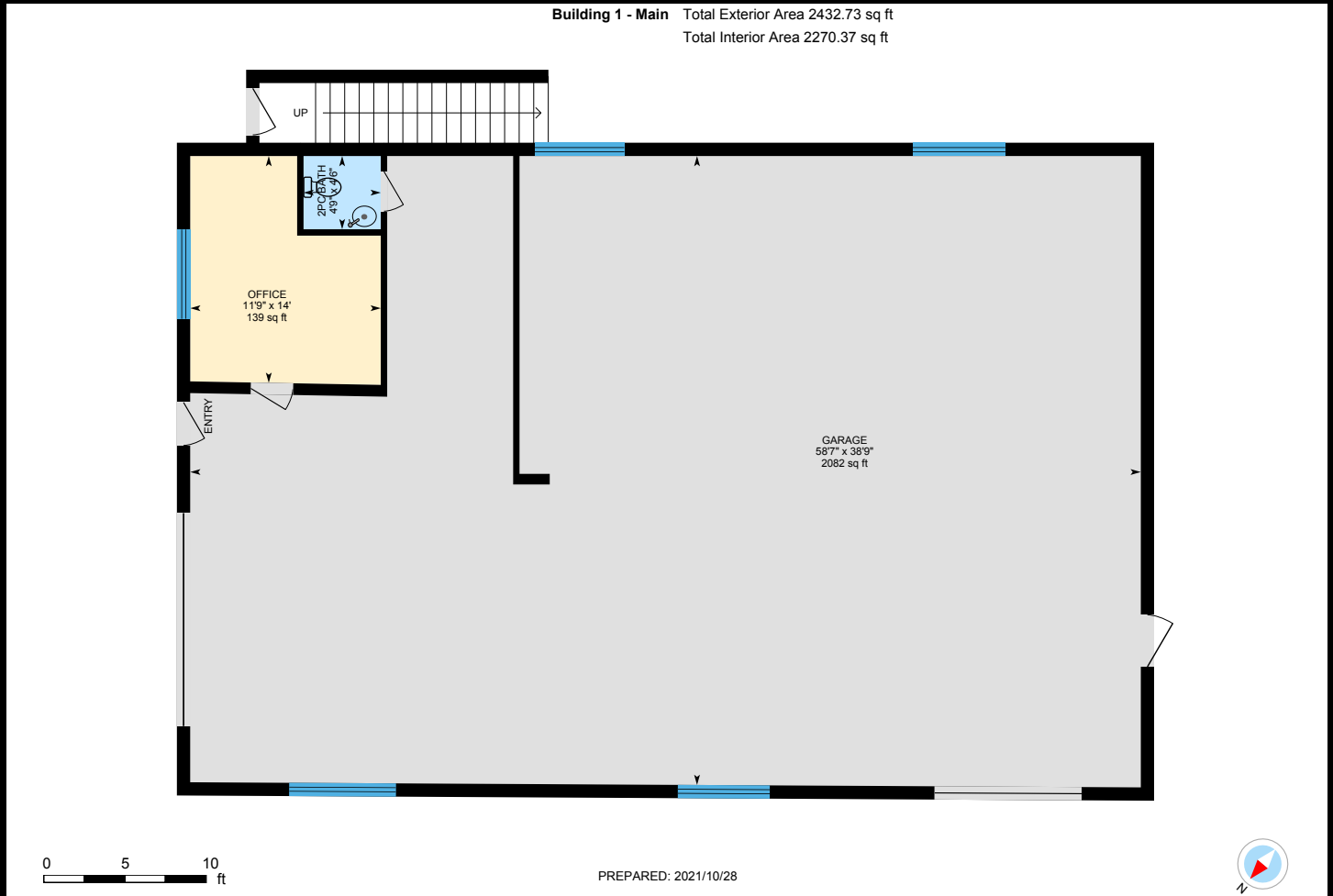
- **Rear Building:** New asphalt shingles on rear portion of roof on back building  
The front southerly section of the building received new shingles.
- New furnace installed for back shop and upper apartment (located in rear shop), converted to Propane.
- **Front Building:** Roof received some minor patch updates.

# PROPERTY PHOTOS



# FLOOR PLAN

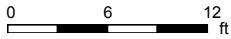
## Building 1 - Main Level



# FLOOR PLAN

## Building 1 - 2nd Level

Building 1 - 2nd Level Total Exterior Area 3046.67 sq ft  
Total Interior Area 2837.70 sq ft

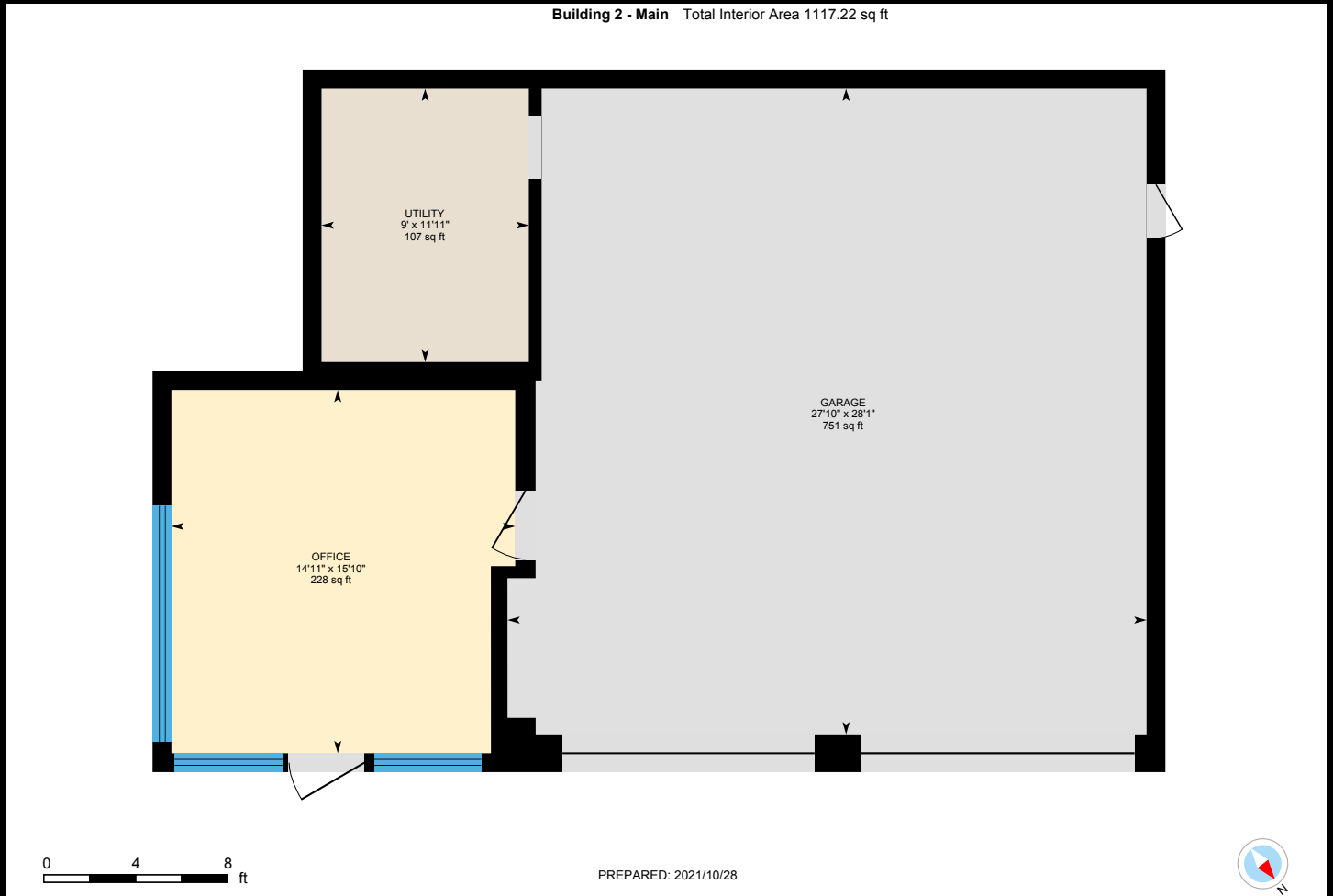


PREPARED: 2021/10/28

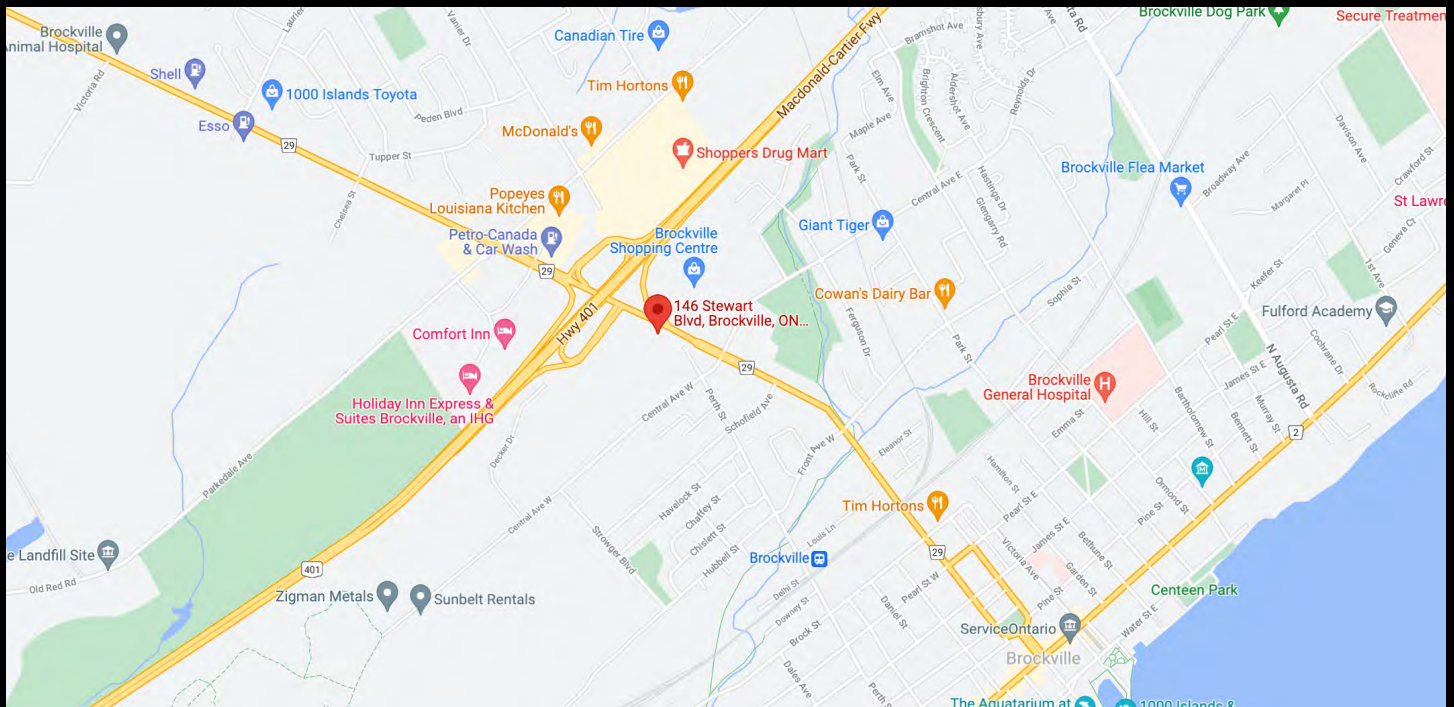


# FLOOR PLAN

## Building 2 - Main Level



# LOCATION MAP



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