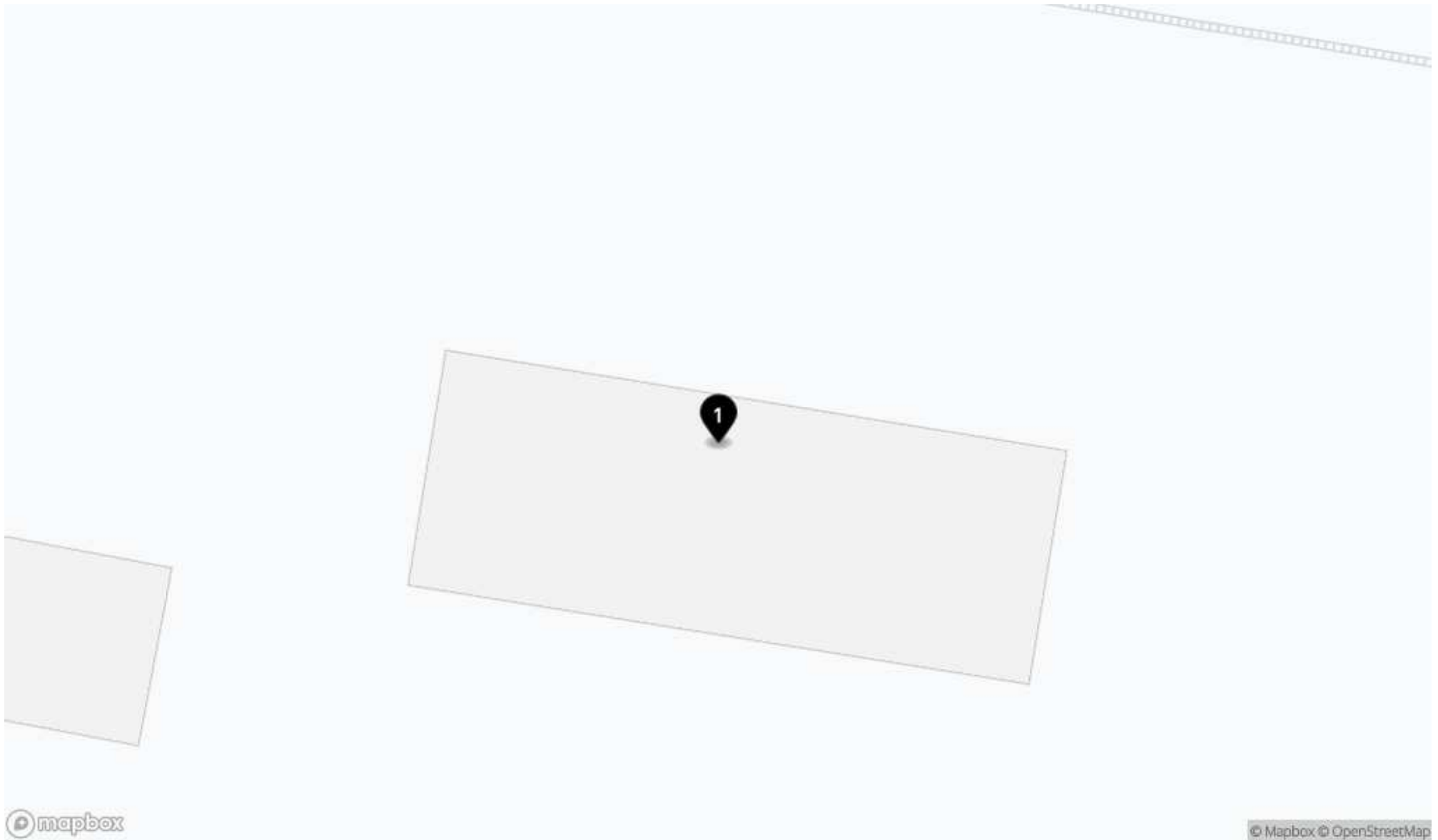
	218 Main St C3 Loyalist Ontario K0H 1G0 Loyalist 57 - Bath Lennox & Addington SPIS: N Taxes: \$84,742/2024/Annual Legal: Parts 4, 5, 6, 7, 14 & 15 Plan 29R-10203, Village of Bath, Township of Loyalist S/T per sellers deed		List: \$12 Sq Ft Net For: Lease Last Status: NEW DOM: 3
	Commercial/Retail Retail Health & Beauty Related Comm Condo Fee: Possession Remarks: TBD	Freestanding: N	Lse Term Months: 60/60 SPIS: N Franchise:
MLS#: X12184420			PIN#: 451330857
Total Area: 3098 Sq Ft Ofc/Apt Area: Indust Area: Retail Area: 3098 Sq Ft Apx Age: Volts: Amps: Zoning: C4-6H Truck Level: Grade Level: Drive-In: Double Man: Clear Height: Sprinklers: N Heat: Gas Forced Air Closd Phys Hdp-Eqp:	Survey: Lot/Bldg/Unit/Dim: 392 x 371 Feet Unit Lot Irreg: Bay Size: %Bldg: Washrooms: 0 Water: Municipal Water Supply: Sewers: Sanitary A/C: Y Utilities: Y Garage Type: None Park Spaces: #Trl Spc:	Prop Feat: Soil Test: Out Storage: Rail: Crane: Basement: Elevator: None UFFI: Assessment: Chattels: LLBO: Days Open: Hours Open: Employees: Seats: Area Infl:	
Bus/Bldg Name: Actual/Estimated:		For Year:	Financial Stmt:
Taxes: Insur: Mgmt: Maint:	Heat: Hydro: Water: Other:	Gross Inc/Sales: -Vacancy Allow: -Operating Exp: =NetIncB4Debt:	EstValueInv At Cost: Com Area Upcharge: % Rent:
Client Remks: Loyalist Market is a retail, commercial, professional service, and restaurant center offering over 28,000 sq. ft. of space for lease across four architecturally inspired buildings. A freestanding drive-thru pad site is also available for land lease. 220 Main Street (home to Pharmasave) currently has one unit available at 1,514 sq. ft. 218 Main Street (new home of Amherst Island Radio) has one remaining unit at 3,028 sq. ft. 216 Main Street is now fully leased. Drive Thru Pad Site (under contract). Current tenants include Pharmasave, medical offices, physiotherapy services, Bath Budz, Parkway Church, Amherst Island Radio, A Pizza Pie and Cheese House, and more. This is an exceptional opportunity to locate your business in a rapidly growing community. 204 new homes started in Loyalist Township (2022-2023). Adjacent to the first phase of the new Aura Development, part of a 400+ acre project. Traffic count near the intersection of Highway 33 and County Road 4 (2016): 6,450 AADT, up 19%. Projected Common Area Maintenance and Taxes: \$6.25 per sq. ft.			
Extras:			
Listing Contracted With: RE/MAX RISE EXECUTIVES, BROKERAGE613-546-4208			



LSC	ADDRESS & MUNICIPALITY	COMMUNITY	LIST PRICE	SOLD PRICE	TYPE	BR	WR	FAM	KIT	GAR TYPE	AC	HEAT	CONTRACT DATE	SOLD DATE	LIST BROKERAGE	CO-OP BROKERAGE	MLS#
1 NEW	218 Main St C3 Loyalist	57 - Bath	\$12		Commercial/Retail+	0	0			None	Y		5/30/2025		RE/MAX RISE EXECUTIVES, BROKERAGE		X12184420

AVERAGES

	MEAN	MEDIAN
PRICE	\$12	\$12