



For Sale & Lease: 17.92 Acres of Land

# Broome Road

## Brockville, ON

**Lennard:** Here is where your business will *grow*.

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# Broome Road

Up to 17.92 acres of land located at Laurier Boulevard and Broome Road in Brockville, Ontario.



## Size

Block C: 5.26 acres

Block B & C: 11.81 acres

Block A, B & C: 17.92 acres



## Sale Price

\$225,000 per acre

## Taxes

\$11,154.42 (2023)

## Monthly Rent

\$2,500 per acre / month



## Availability

Immediate



## Zoning

E1 (permits outdoor storage)

## Property Highlights

- Full services are available
- Land ranges from 5.26 - 17.92 acres (land divisible)
- Located in the heart of Brockville's industrial park
- 5-minute drive to HWY 401 and 15-minute drive to HWY 416

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# Broome Road

Parcel Breakdown - Up to 17.92 acres of land

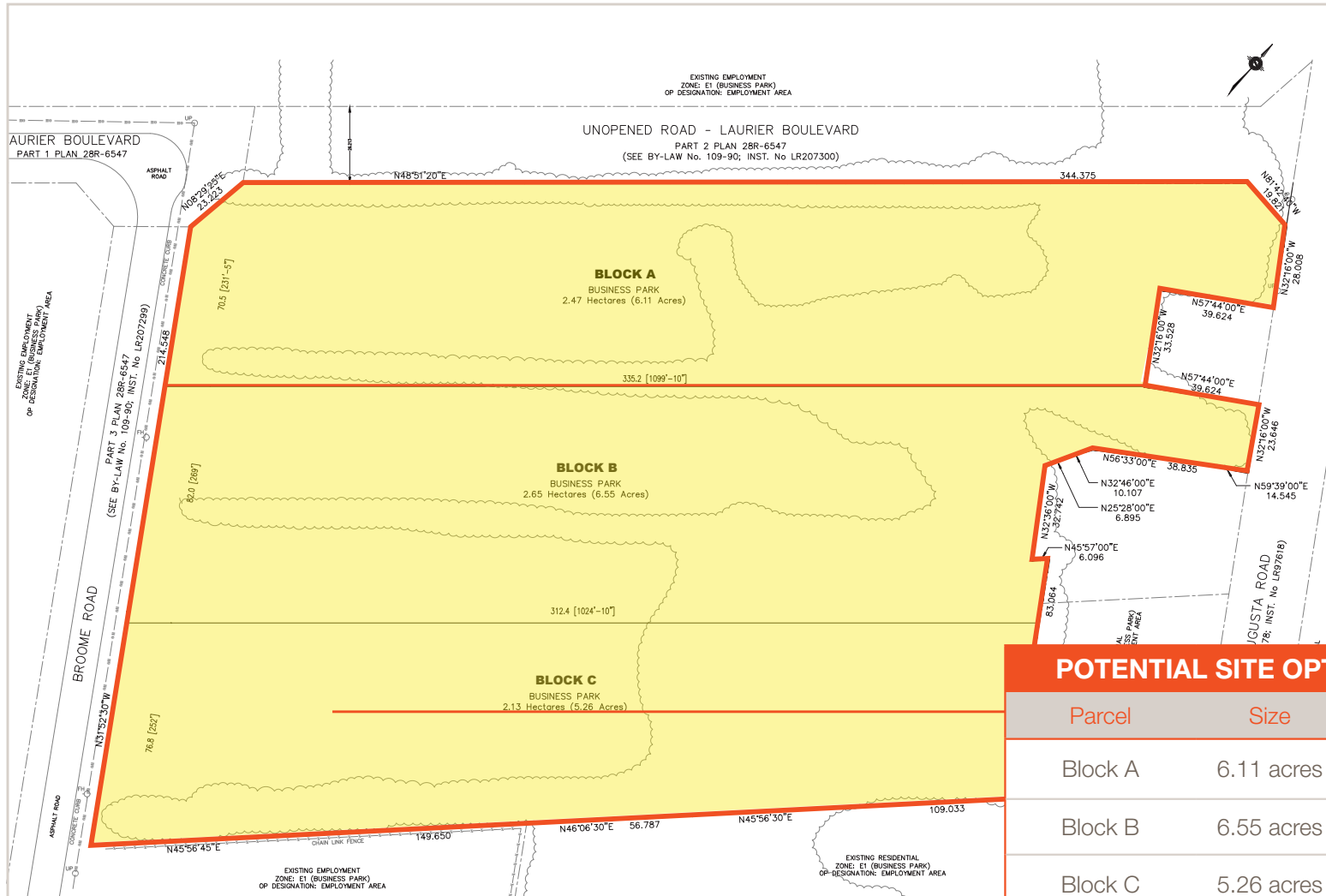


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# Broome Road

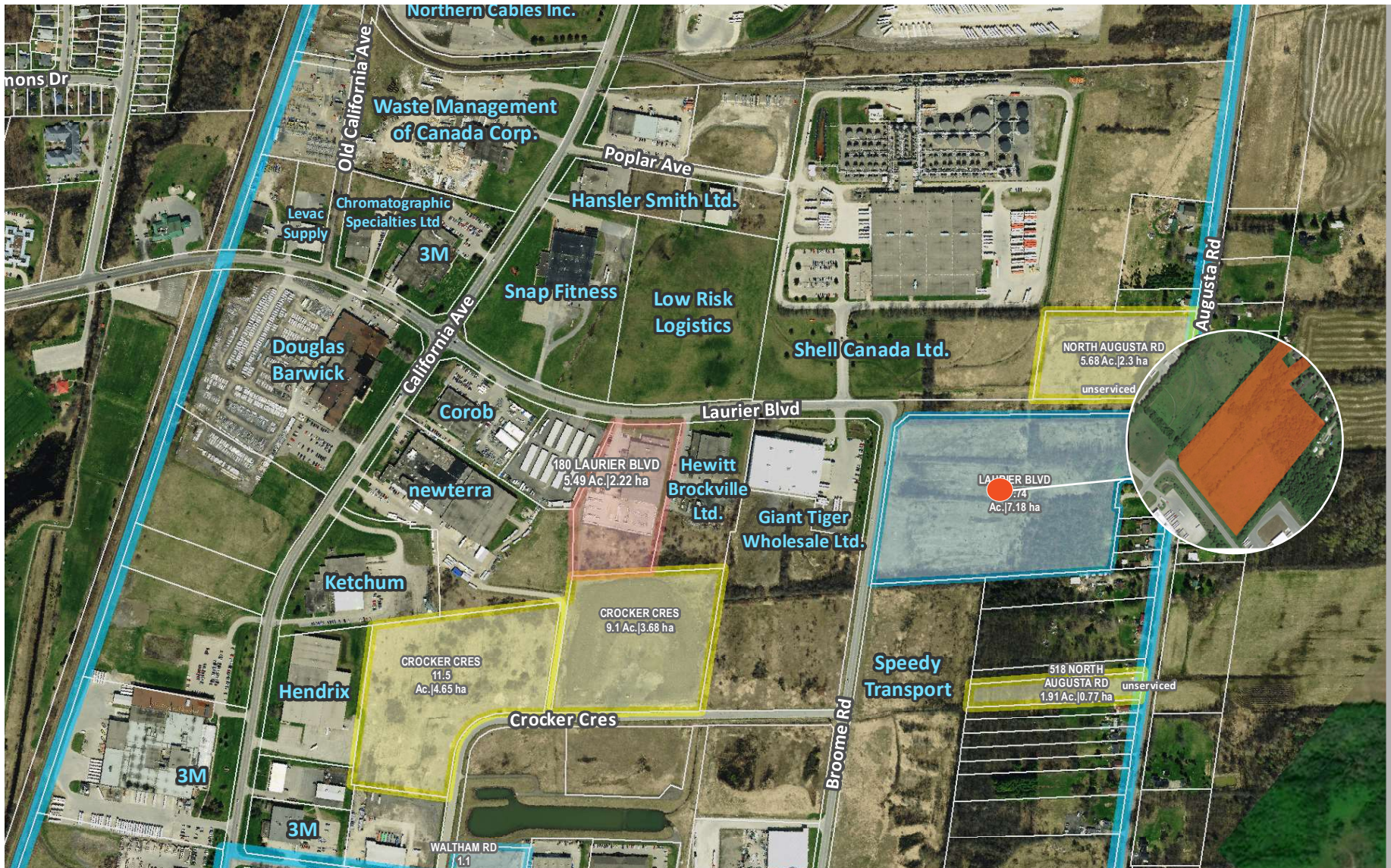
## Site Plan



POTENTIAL SITE OPTIONS AVAILABLE		
Parcel	Size	Price
Block A	6.11 acres	\$225,000 /per acre
Block B	6.55 acres	\$225,000 /per acre
Block C	5.26 acres	\$225,000 /per acre
Block B & C	11.81 acres	\$225,000 /per acre
Block A, B & C	17.92 acres	\$225,000 /per acre

# Broome Road

Brockville Industrial Park

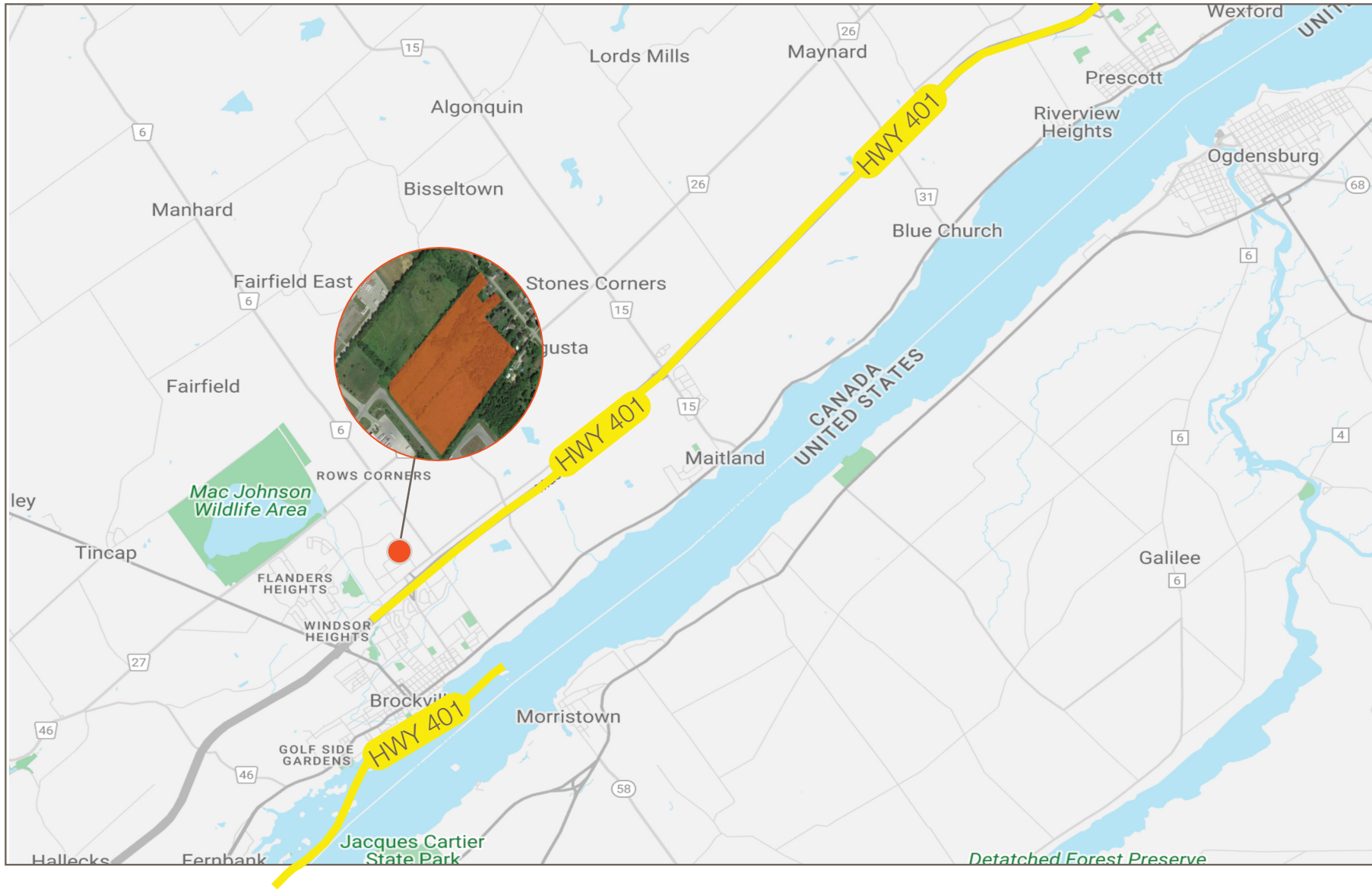


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# Broome Road

Location Map



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