

600 Dundas St E

600 Dundas St E, Belleville, ON K8N 5P9

Presented by
Team TriMAX



Price: \$2,700,000

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Attractive and well-maintained commercial plaza ideally situated on one of Belleville's main traffic corridors. This fully leased investment property offers approximately 9,756 sq. ft. of rentable space on a 1.065-acre (46,392 sq. ft.) freehold lot, providing investors with stable cash flow and long-term growth potential.

The plaza features a diverse mix of commercial tenants and is suitable for professional offices, retail businesses, service providers, Medical and specialty shops. With 55 on-site parking spaces, the property offers excellent convenience for both tenants and customers.

The property currently generates a net operating income exceeding \$140,000 annually and is 100% occupied, making it an attractive turnkey investment opportunity.

Strategically located within a thriving commercial and residential area, the property is just steps from the local hospital, the waterfront trail system, and a wide range of amenities. The plaza also benefits from proximity to established residential neighbourhoods and is within walking distance of Belleville's exciting new waterfront development, supporting



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Attractive and well-maintained fully leased commercial plaza located on a major traffic corridor in Belleville. The property offers approximately 9,756 SF of rentable space on a 1.065-acre freehold site and generates a net operating income exceeding \$140,000 annually. Zoned C3 Commercial, the plaza is suitable for a variety of retail, office, and service commercial uses and features 55 on-site parking spaces. Recent capital improvements include air conditioning systems and water tanks installed in 2015. Strategically located steps from Belleville General Hospital, the waterfront trail, shopping, and other amenities, the property also benefits from proximity to established residential neighbourhoods and Belleville's growing waterfront redevelopment area. Please do not go direct or speak with tenants. All showings are by appointment only. Contact the listing brokerage to arrange access and for additional information.

continued economic growth and tenant demand.

Property Highlights:

Fully leased commercial plaza
Approx. 9,756 sq. ft. rentable area
Lot size: 46,392 sq. ft. (1.065 acres)
55 on-site parking spaces
Net Operating Income (NOI) exceeding \$140,000 annually
C3 Commercial Zoning
High-visibility location on a major traffic route
Steps to hospital, waterfront trail, and amenities
Walking distance to residential neighbourhoods
Near Belleville's expanding waterfront redevelopment area

An excellent opportunity to acquire a stabilized, income-producing commercial asset in a growing Eastern Ontario market with strong fundamentals and future upside potential.

100% Leased Plaza – Immediate and stable income stream
NOI Exceeding \$140,000 Annually
9,756 SF of Rentable Space
1.065 Acres (46,392 SF) Freehold Site
55 On-Site Parking Spaces
C3 Commercial Zoning

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Property Photos



Building Photo



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Location

