

7 Riverside Drive

Quinte West

County
4

401



54,995 SF
INDUSTRIAL
BUILDING ON
3.93 ACRES
FOR SALE

Get more information

Noah Frankel*

Associate
+1 905 283 2379
noah.frankel@avisonyoung.com

Ryan G. Cunningham*

Principal
+1 905 283 2384
ryan.cunningham@avisonyoung.com

*Sales Representative

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Building Details

SITE AREA	3.93 ac
BUILDING SIZE	54,995 sf
WAREHOUSE AREA	49,706 sf, Total Area 6,000 sf Cooler 7,088 sf Mezzanine
OFFICE AREA	5,289 sf, Total Area 3,190 sf Ground level 2,099 sf Second level
LOADING DOORS	3 Truck level, 6 Drive in
CLEAR HEIGHT	14' - 26' 10"
SPRINKLERS	Throughout
POWER	1,000 amps (TBC)
REALTY TAXES	\$98,266.46 (2021)

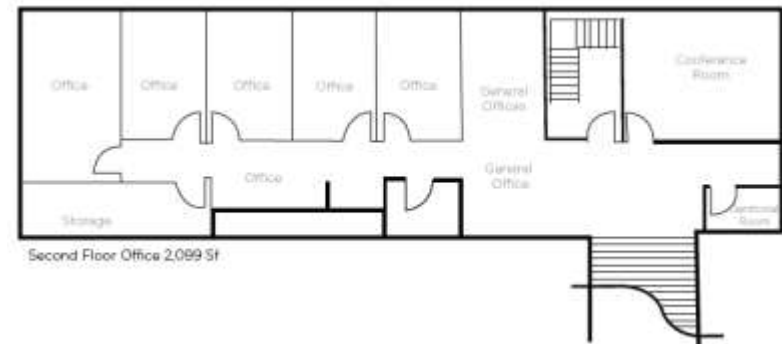
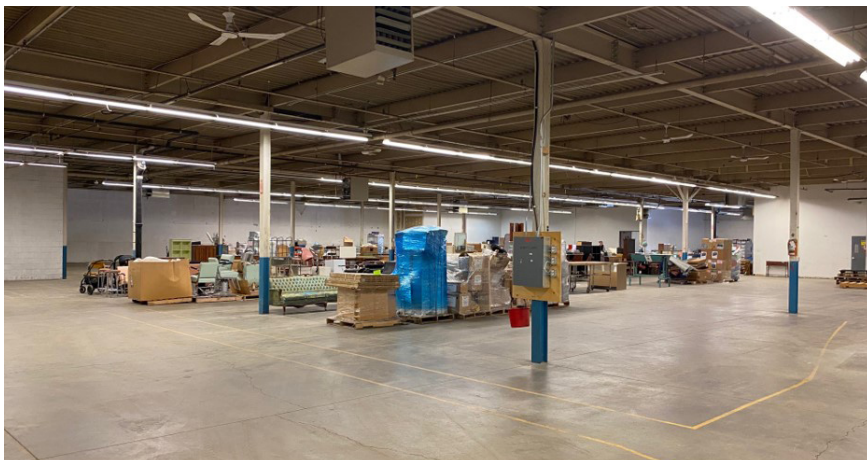
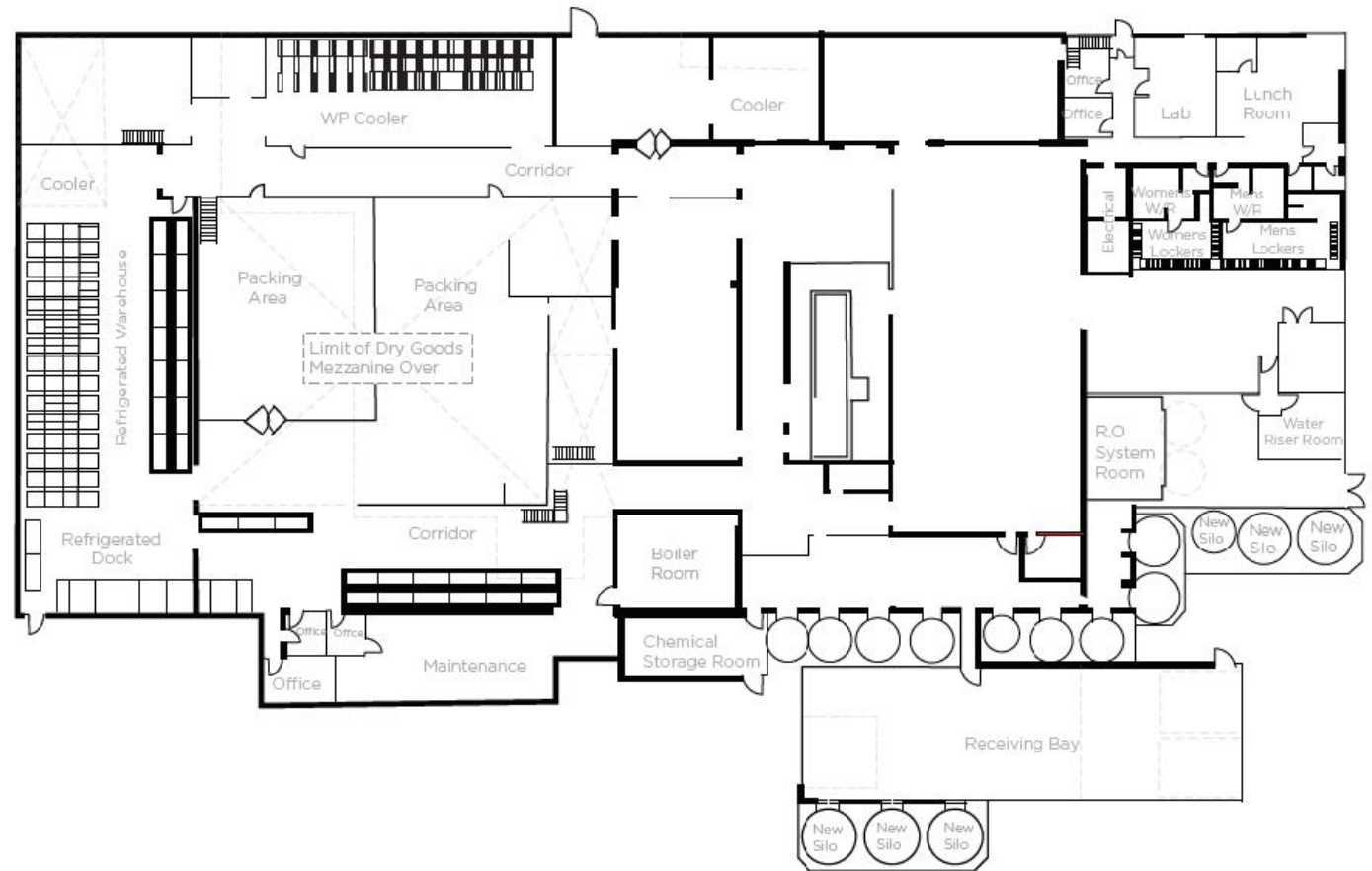
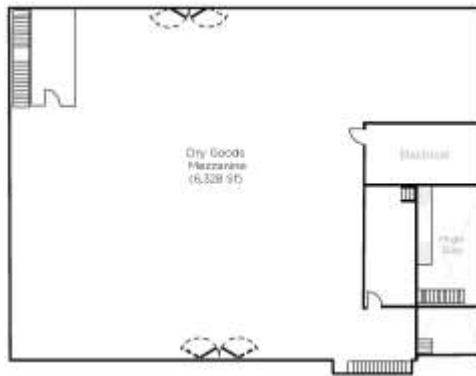
Asset Highlights

- Freestanding Industrial facility
- Highway 401 signage/exposure
- Minutes away from Highway 401 providing excellent access throughout the Greater Golden Horseshoe and internationally
- Public transit accessible via County Road 4
- 6,000 SF cooler storage @ 26' 10" clear
- Drive through unloading/loading bay
- Accommodates 53' trailers
- M1 Zoning, [restrictive covenant in place*](#)

* **Restrictive Covenant in place until 2121**, prohibiting and/or restricting the sale, produce, warehousing or distribution of fluid milk, cheese, transformation of milk or cream into non-frozen HTST, ice cream, yogurt, milk shakes, beverages, drinks, coffee, butter and beverages containing ingredients derived from plants that include vegetables, fruits, nuts, seeds or legumes.

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Zoning



Service Industrial Zone (M1)

The following uses are permitted in an **M1 zone**, subject to provisions, restrictions and or conditions further detailed in the zoning By-Law and the **restrictive covenant** in placed detailed in the “Asset Highlights” section of this brochure:

- Auction Sales Establishment
- Assembly Hall
- Banquet Hall
- Building Supply Outlet Business
- Professional or Administrative Office
- Call Centre
- Car Wash
- Commercial Fitness Centre
- Commercial School
- Commercial Self-Storage Facility
- Contractors Yard
- Custom Workshop
- Industrial Use, Light
- Community Centre
- Motor Vehicle Body Shop
- Motor Vehicle Parts Supply or Repair Garage
- Printing Establishment
- Recreational Equipment, Sales, Rental & Service
- Equipment Sales, Rental & Repair
- Repair or Trade’s person’s Shop
- Research and Development Use
- Retail Store, Accessory
- Taxi Service Depot/Dispatch
- Technology Industry
- Trade and Convention Centre
- Veterinary Clinic
- Warehouse

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Amenities



Amenities within 10km



9

BANKS



62

RESTAURANTS



11

GAS STATIONS



6

Groceries

7

Riverside Drive
Quinte West

Location

Driving Distances from 7 Riverside Drive, Quinte West

CITIES/TOWNS

Brampton	210 km	Ottawa	282 km
Kingston	96 km	Pickering	131 km
Mississauga	213 km	Port Hope	65 km
Milton	223 km	Richmond Hill	175 km
Montreal, QC	374 km	Scarborough	145 km
Oakville	234 km	Toronto	170 km
Oshawa	112 km	Vaughan	180 km

HIGHWAYS

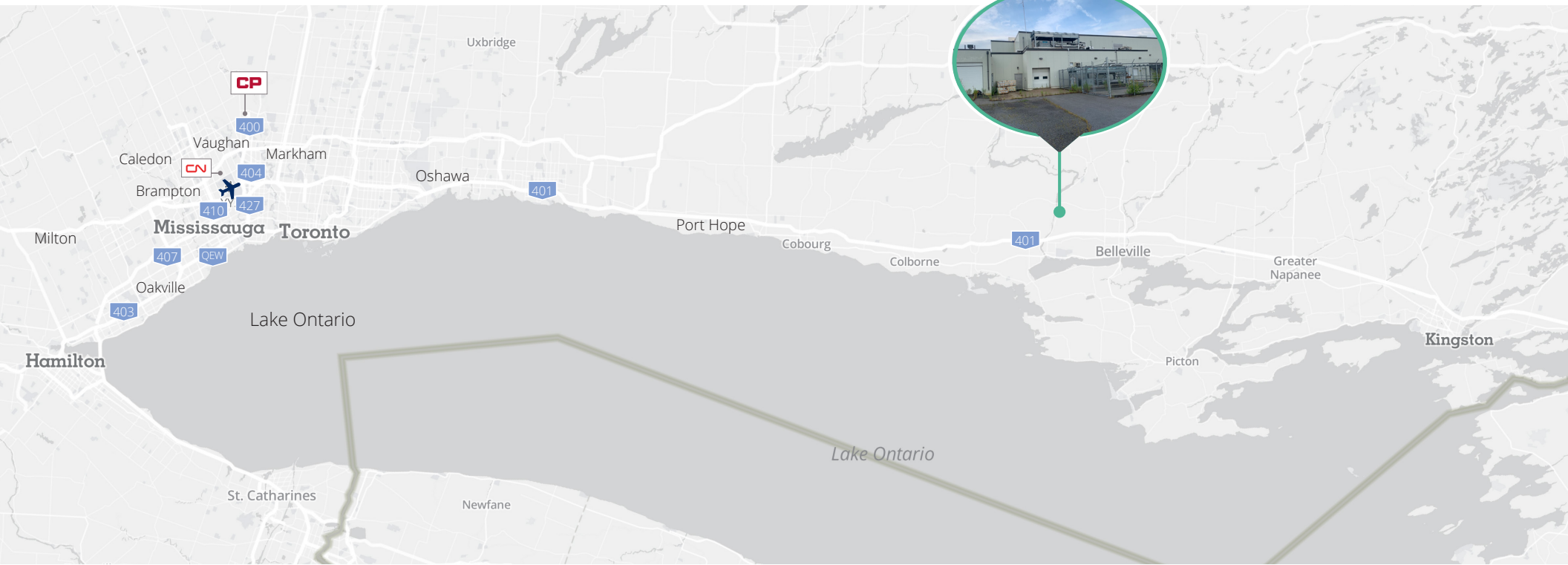
Highway 401	1.5 km
Highway 407 ETR	12 km
Highway 62	17 km
Highway 404 / Don Valley Parkway	67 km
Queen Elizabeth Way / Gardiner Expwy	81 km
Highway 400	83 km
Highways 410 / 403	97 km

BORDERS TO U. S. A.

Thousand Islands ON / Alexandria Bay, NY	140 km
Niagara Falls ON / Buffalo NY	320 km
Cornwall ON / Akwesasne NY	270 km

NETWORK

Toronto Pearson International Airport	198 km
CP & CN Railway Intermodal Yards	190 km
Port of Toronto	170 km



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Avison Young Commercial Real Estate Services, LP, Brokerage

77 City Centre Drive, Suite 301, Mississauga, Ontario L5B 1M5

Office 905 712 2100 **Fax** 905 712 2937 avisonyoung.ca

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