

# FOR SALE

**8,000 Sqft**  
**0.232 Acres**

**PRIME OFFICE OPPORTUNITY**



**60 Mill Street**  
**Gananoque, ON**

**\$1,850,000**

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Brokerage

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**North Shore Commercial Realty Group**  
Kingston, Brockville & Belleville, ON



# Property Overview

60 Mill Street offers an exceptional 8,000 square-foot office space in a newly built, modern facility, designed with both functionality and style in mind. This spacious property features an open-concept layout that maximizes flexibility and allows for a variety of office configurations to suit your business needs. The building is flooded with natural light, thanks to large windows that not only provide ample daylight but also offer scenic views of the surrounding area, creating a bright and inspiring work environment. Located just a short walk from the St. Lawrence River waterfront, this office space offers the perfect balance of a tranquil, picturesque setting with easy access to nearby amenities.

The building's contemporary design and thoughtful layout make it an ideal choice for businesses looking for a modern, professional space in a vibrant community. Additionally, the property is within close proximity to local restaurants, cafes, grocery stores, banks, and more, ensuring convenience for your team and clients. With Highway 401 easily accessible and its location near the U.S. border, 60 Mill Street is perfectly positioned for businesses with regional and cross-border needs. Whether you're expanding your current operations or looking for a fresh start in a dynamic, growing town, this property provides an outstanding foundation for success.



PROPERTY OVERVIEW



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# Property Details

<b>Municipal Address:</b>	60 Mill Street, Gananoque
<b>PIN:</b>	442490207
<b>Total Building Area:</b>	8,000 sq ft
<b>Lot Frontage:</b>	119.19 ft
<b>Zoning:</b>	Lowertown Mixed-Use
<b>Heating:</b>	60,000 BTU Internal furnace x 4 units
<b>Cooling:</b>	1.5 Ton cooling x 4 units
<b>Water:</b>	Municipal
<b>Sewer:</b>	Municipal
<b>Electrical:</b>	100 amp service in each suite, single phase
<b>Parking:</b>	16 Parking spaces
<b>Elevator:</b>	No
<b>Utilities:</b>	Hydro and Gas are separately metered
<b>Taxes:</b>	\$16,640.82 (2024)
<b>Tenants:</b>	None, vacant



PROPERTY DETAILS

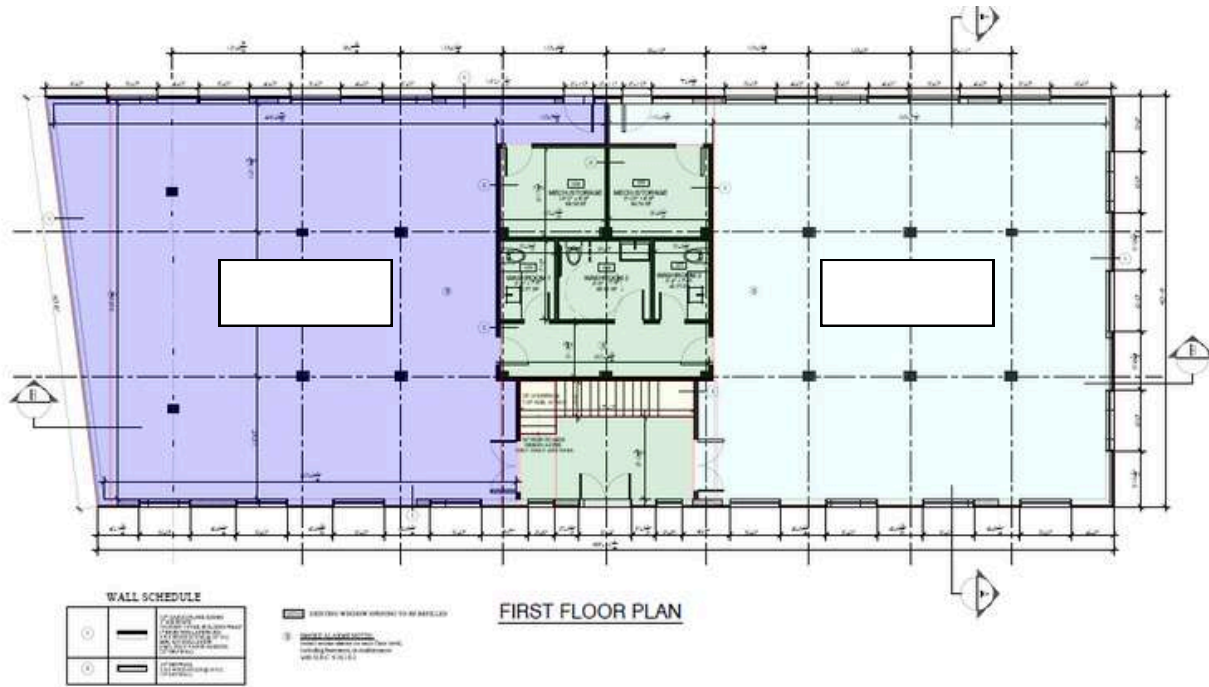


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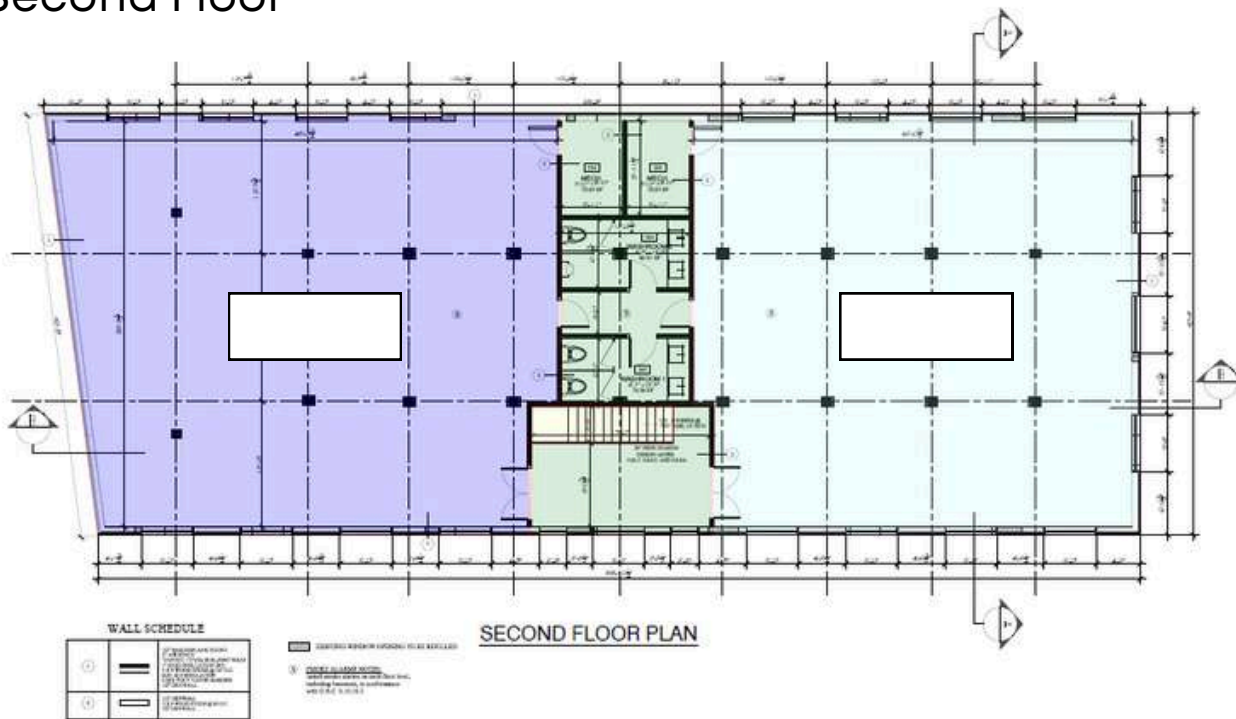


# Floor Plans

## Ground Floor



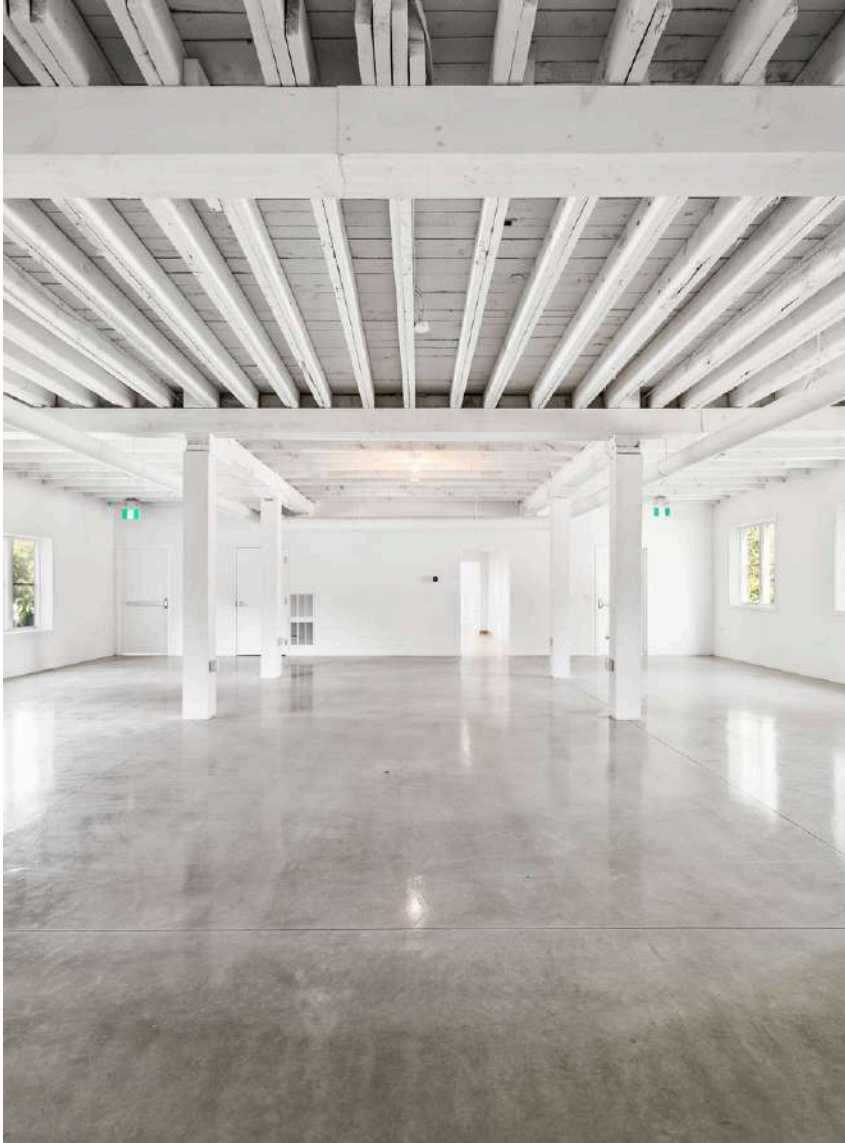
## Second Floor



# FLOOR PLANS



# Ground Floor - Photos



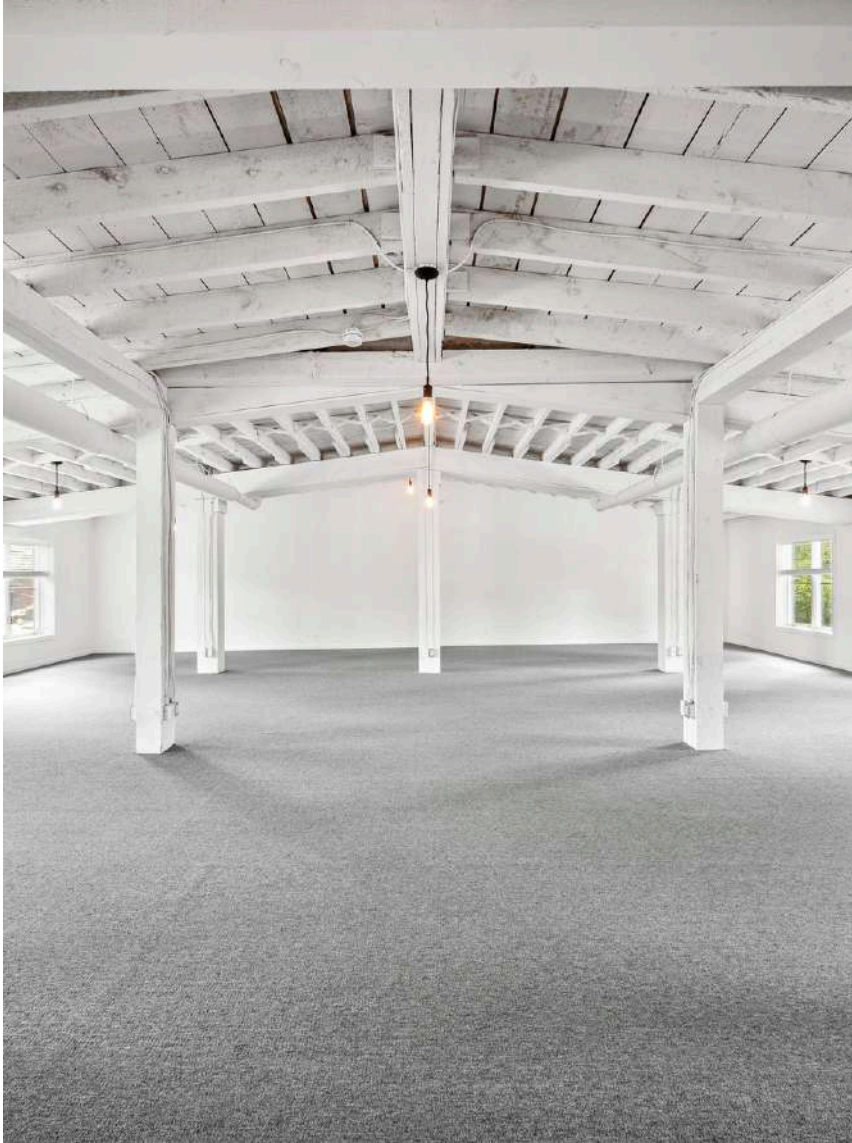
GROUND FLOOR - PHOTOS



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# Second Floor - Photos



# SECOND FLOOR - PHOTOS



# Future Developments In the Area



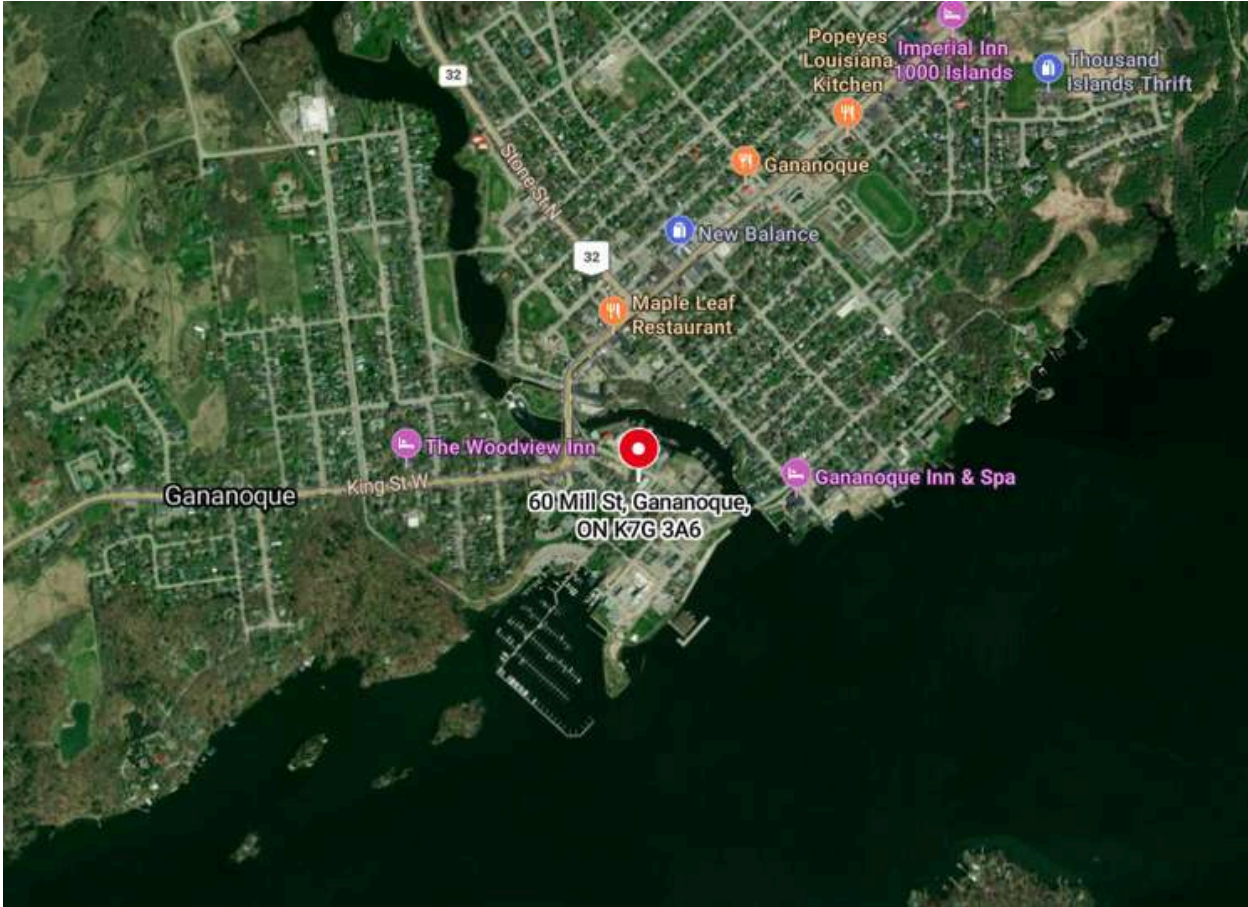
FUTURE DEVELOPMENTS IN THE AREA



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# Location Overview



Located at 60 Mill Street in the heart of Gananoque, Ontario, this office space offers a prime opportunity to establish your business in a town renowned for its natural beauty, small-town charm, and strategic location along the St. Lawrence River. Gananoque's economy is diversifying, with strong sectors in manufacturing, healthcare, tourism, and retail, creating a great environment for business growth. As the town evolves, there are ample opportunities to tap into new markets and collaborate with local industries. The close-knit, supportive business community provides excellent networking opportunities through the local chamber of commerce, business events, and community initiatives.

Convenience is key with a range of amenities nearby, including McDonald's, Starbucks, Tim Hortons, grocery stores, banks, local shops, and a variety of great restaurants. For those who enjoy local dining and shopping, the area offers a vibrant mix of choices. Furthermore, Gananoque is well-connected by road via Highway 401, with easy access to bus and rail options for travel to Kingston, Ottawa, and beyond. Its proximity to the U.S. border (just 1.5 hours to the Thousand Islands Bridge) makes it an ideal location for businesses with cross-border trade or travel needs.

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