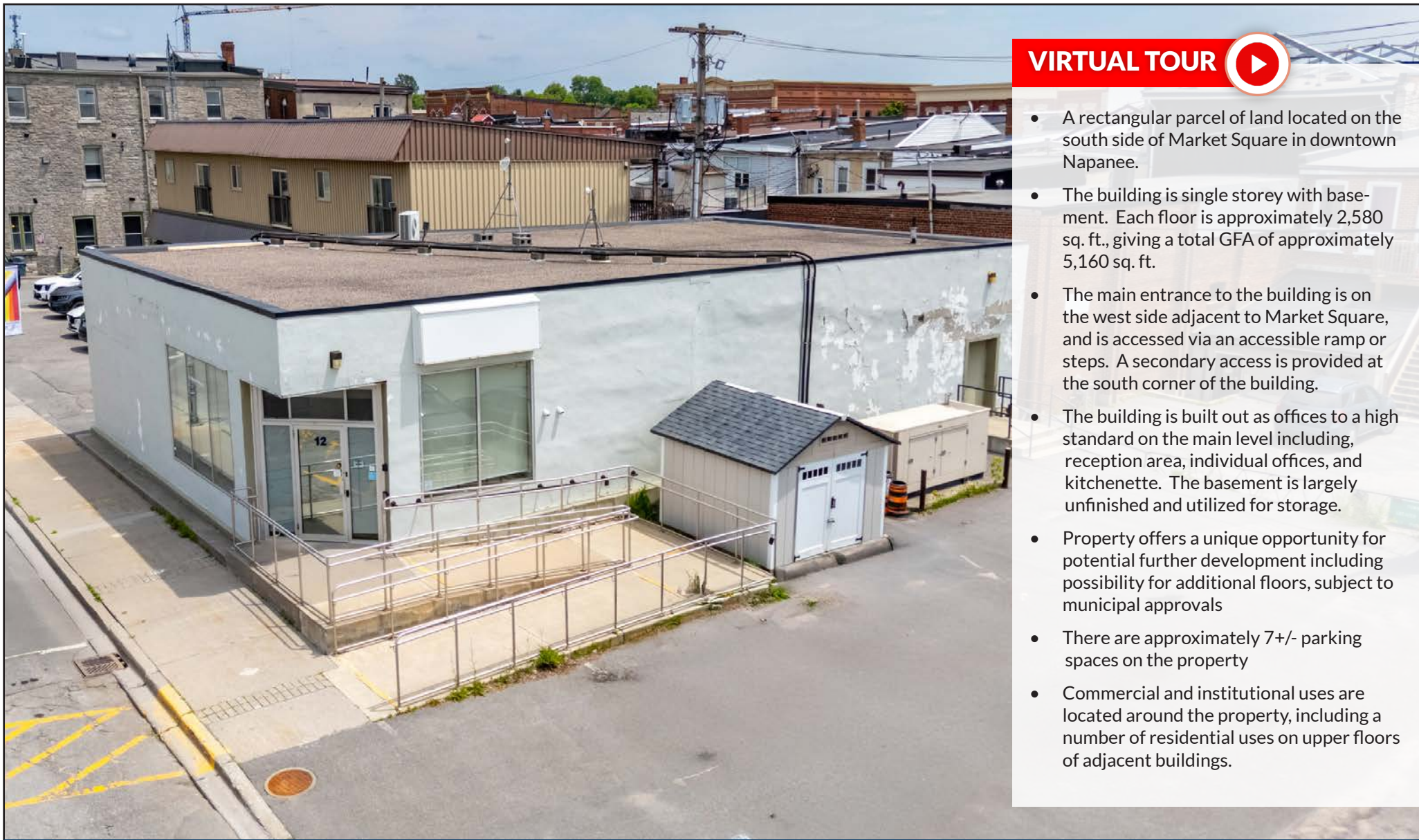


12 MARKET SQUARE NAPANEE



VIRTUAL TOUR



- A rectangular parcel of land located on the south side of Market Square in downtown Napanee.
- The building is single storey with basement. Each floor is approximately 2,580 sq. ft., giving a total GFA of approximately 5,160 sq. ft.
- The main entrance to the building is on the west side adjacent to Market Square, and is accessed via an accessible ramp or steps. A secondary access is provided at the south corner of the building.
- The building is built out as offices to a high standard on the main level including, reception area, individual offices, and kitchenette. The basement is largely unfinished and utilized for storage.
- Property offers a unique opportunity for potential further development including possibility for additional floors, subject to municipal approvals
- There are approximately 7+/- parking spaces on the property
- Commercial and institutional uses are located around the property, including a number of residential uses on upper floors of adjacent buildings.

FOR SALE \$395,000

KOSTAS DOULAS

Broker of Record

kdoulas@rtcr.com

613-384-1997 ext 17

ALEX ADAMS

Sales Representative

aadams@rtcr.com

613-384-1997 ext 15

**Rogers
& Trainor**
Commercial Realty Inc.
Brokerage

12 MARKET SQUARE - PROPERTY DETAILS

CIVIC ADDRESS: 12 Market Square
Napanea, Ontario, K7R 1J3

PROPERTY TYPE: Commercial - Office/Retail

SELLER: The Corporation of the Town of
Greater Napanea

LEGAL DESCRIPTION: PT LT 1 E/S CENTRE ST PL 82 AS IN
LA234913; GREATER NAPANEE

ARN: 1121 040 010 05400

PIN: 450920017

BUILDING SIZE: 2,580 SF (plus 2,580 sf basement)

SITE AREA: +/- 0.134 Acres (5,808 sf)

OFFICIAL PLAN: Central Business
Allows for a diverse range of retail, office,
service, and other commercial uses,
including governmental, institutional,
residential, recreational & community uses

ZONING: C3 in Zoning By-Law 02-22

REALTY TAXES: Currently exempt. Estimated to be \$7,300

SERVICES: All Municipal Services to Site available

CONSTRUCTION: Wood and Masonry, with brick facade

ROOF: Built up

MECHANICAL: Furnace, forced flow heater

ELECTRICAL: 200 amp

PARKING: Approximately 7+/- spaces

ENVIRONMENT: Phase I report (2023) available upon request



OFFER SUBMISSION

The property is owned by the Town of Napanea and therefore acceptance of any offer will be subject to Council approval. All Offers are to be submitted on the Agreement of Purchase and Sale as provided by the Seller.

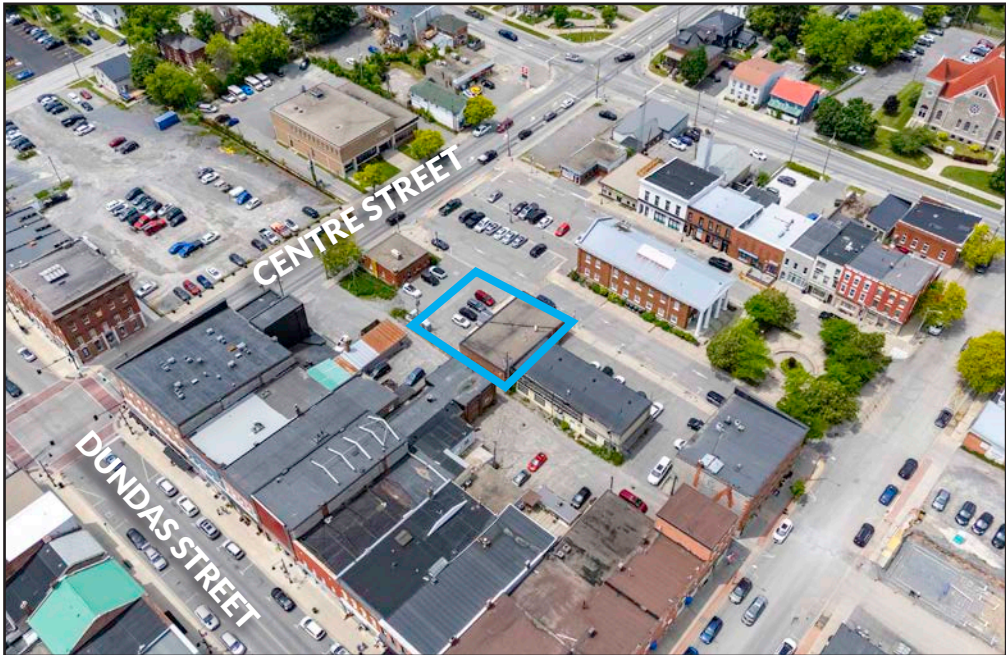
The Seller has no obligation to acknowledge, respond to, treat with or accept any purchase proposal and reserves the right to remove the property from the market, at its discretion at any time. The Seller, in its sole discretion, reserves the right at any time and in any manner, to reject any and/or all offers, not necessarily accept the highest price or any price, and the right to accept any offer at any time which may be in its best interest.

The property is being sold on an "as is, where is" basis.

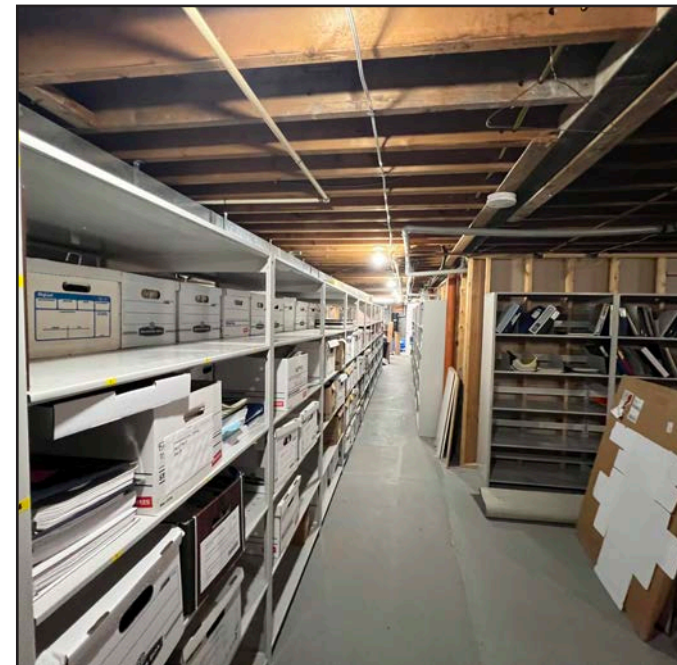
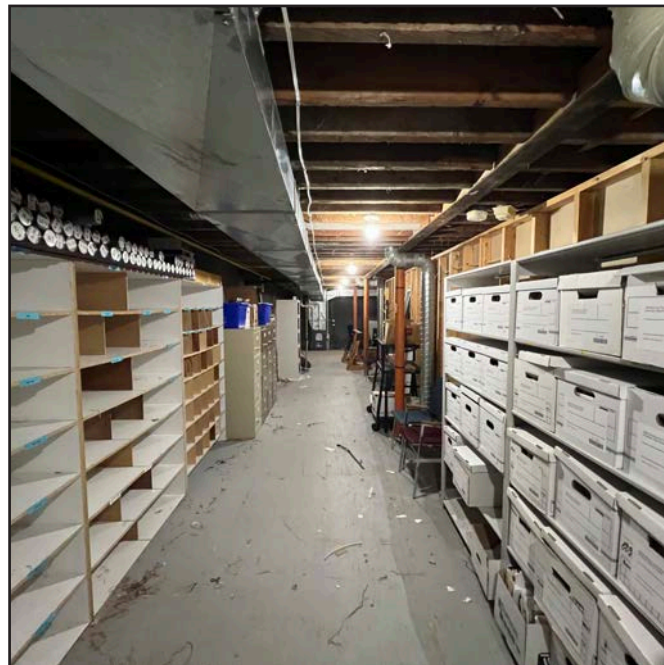
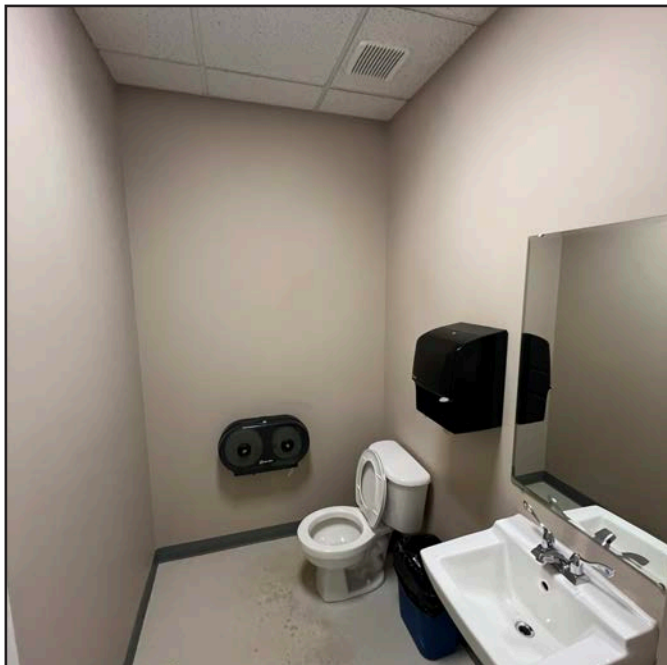
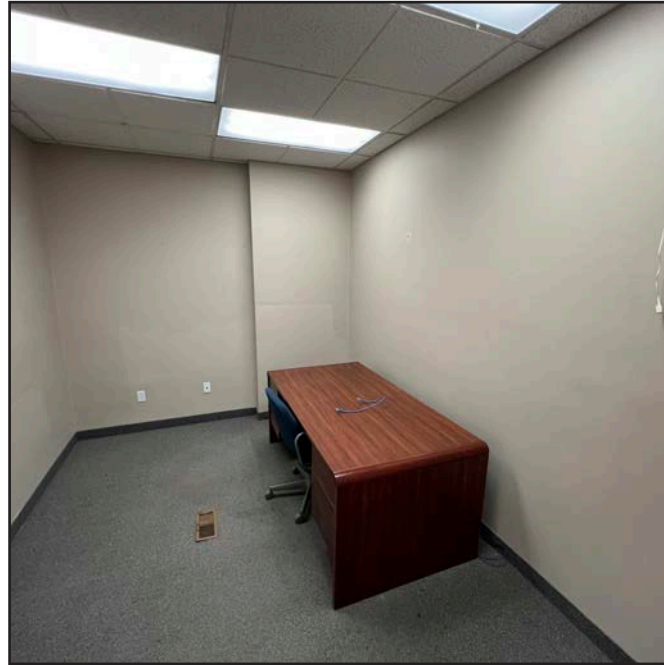


All information provided is deemed reliable but is not guaranteed and should be independently verified.

PHOTOS



INTERIOR PHOTOS



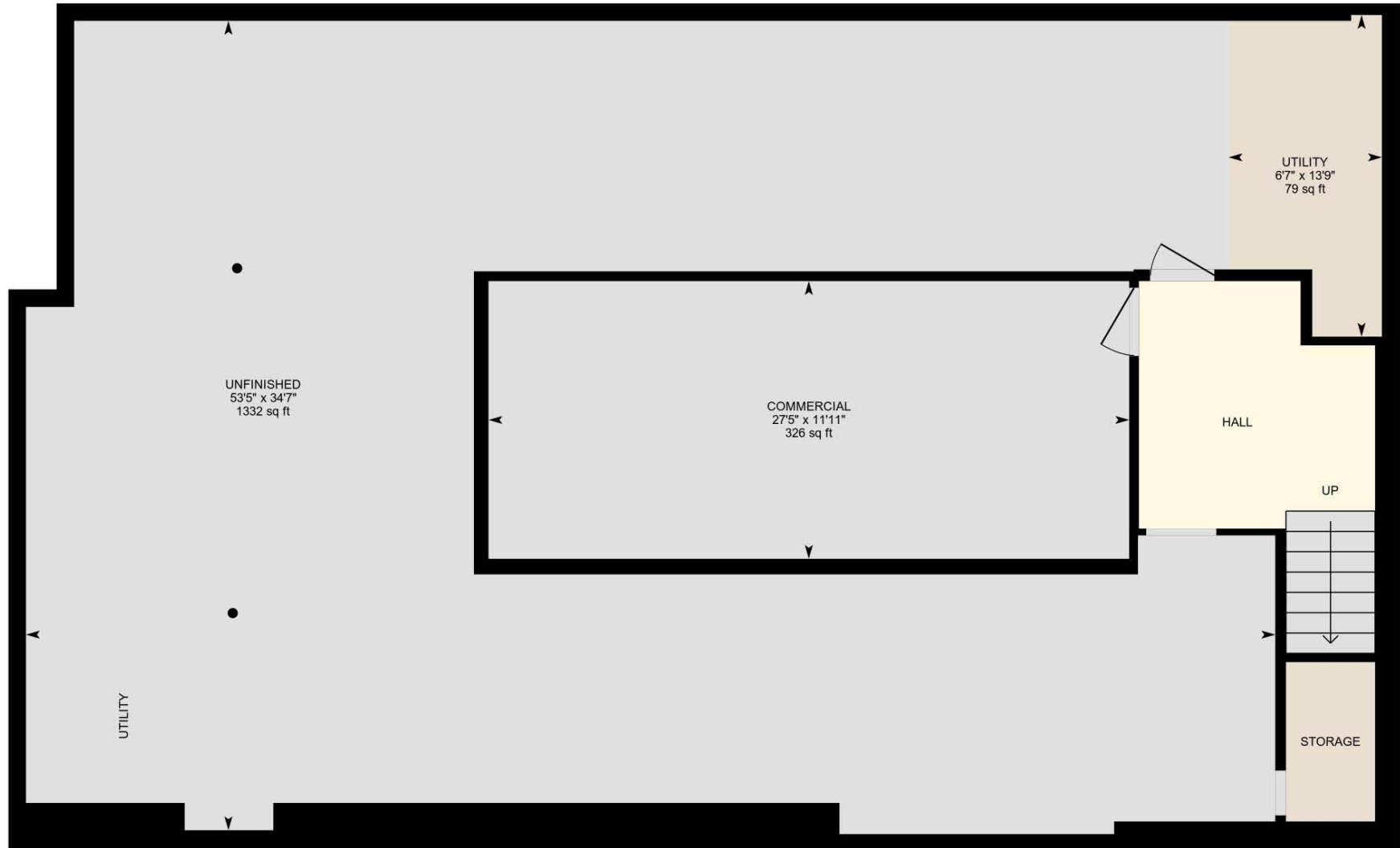
FLOOR PLAN

MAIN FLOOR

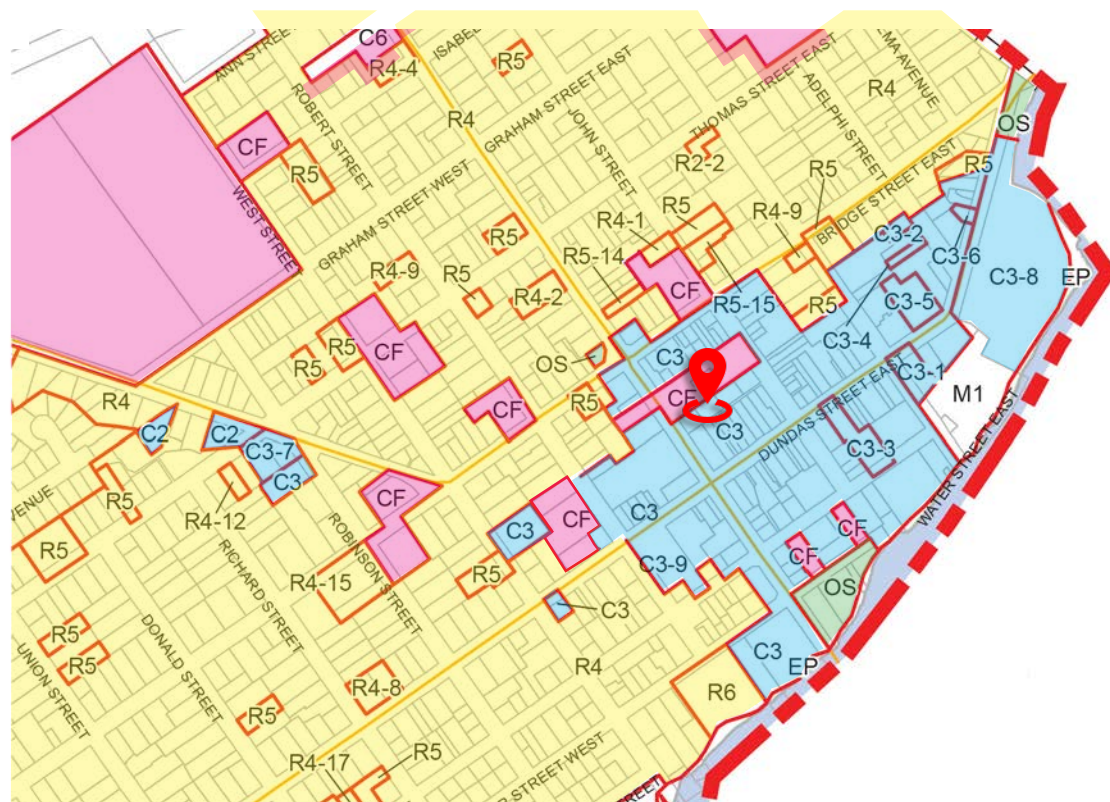


FLOOR PLAN

BASEMENT



EXISTING ZONING



Greater Napanee Zoning Legend

R1 - RESIDENTIAL TYPE 1
 R2 - RESIDENTIAL TYPE 2
 R3 - RESIDENTIAL TYPE 3
 R4 - RESIDENTIAL TYPE 4
 R5 - RESIDENTIAL TYPE 5

OS - OPEN SPACE

CF - COMMUNITY FACILITY

C3 - GENERAL COMMERCIAL

● SUBJECT PROPERTY IS ZONED
 C3 - GENERAL COMMERCIAL

ZONING

The property is zoned C3 in Zoning By-Law 02-22. Permitted uses include:

Residential Uses:

- Accessory dwelling unit
- Retirement Home
- Group Home
- Detoxification Centre
- Dwelling unit or dwelling units not accessory to the non-residential use
- Apartment dwelling house
- Senior Citizen's Housing
- Corrections Residence

Non-Residential Uses:

- Arcade
- Artist studio
- Auditorium
- Bank or financial establishment
- Brewing and/or wine making establishment
- Antique sale establishment
- Assembly hall
- Bakery or bake shop

- Coin operated laundry
- Convenience store
- Custom workshop
- Eating establishment
- Fraternal lodge
- Gasoline retail facility
- Liquor/beer store
- Medical/dental clinic
- Motor vehicle dealership
- Motor vehicle sales, used
- Motor vehicle service station
- Motor vehicle wash
- Dry cleaner's distribution station
- Fire hall, police station, ambulance depot
- Furniture/appliance dealer
- Light equipment sales/rental establishment
- Commercial school
- Craft shop
- Day nursery
- Drug store
- Funeral home
- Hotel
- Microbrewery
- Park
- Parking lot
- Tavern
- Parking structure
- Supermarket
- Personal service shop
- Place of entertainment
- Place of worship
- Printing establishment
- Retail establishment
- Service shop, merchandise
- Small appliance service shop
- Mixed commercial/residential development
- Taxi establishment
- Veterinary clinic
- Public use in accordance with the General Provisions of this By-law; and
- Wholesale use accessory to the foregoing.

NAPANEE, ONTARIO



Napanee is a part of the County of Lennox & Addington in the heart of Eastern Ontario. Conveniently situated along Highway 401, it's borders stretch from the shores of the Bay of Quinte on Lake Ontario north to Roblin, the western gateway to the Land O'Lakes region. Greater Napanee has a vibrant, historic town with a population of 16,879 making it a great place to live, work and play.

Napanee is blessed with one of the best-preserved historic main streets in Ontario. It reflects heritage wherever you look. Shoulder to shoulder, solid brick commercial buildings line both sides of the street. Napanee was more than 100 years old when the heart of today's town was constructed. The first settlement even predates Upper Canada which was created in 1791.

Napanee offers a stable and skilled labour force, excellent transportation facilities including mainline CN and CP Rail, VIA Rail commuter service, direct access to major highways, fibre optics, exceptional infrastructure for business, prime employment lands and local government committed to business needs.



LOCAL AMENITIES

- Canada Post
- New York Cafe
- Tim Horton's
- Shakti Yoga
- Wallace's Drug Store
- RBC, BMO, TD
- Mainstay Natural Foods
- Coffee Cravings
- Sushi Nori
- Mama Mia's Pizza
- Circle K
- Prestige Dance Academy
- Country Traditions
- LCBO
- Metro

