

10 JOHN STREET BROCKVILLE



COMMERCIAL / REDEVELOPMENT SITE

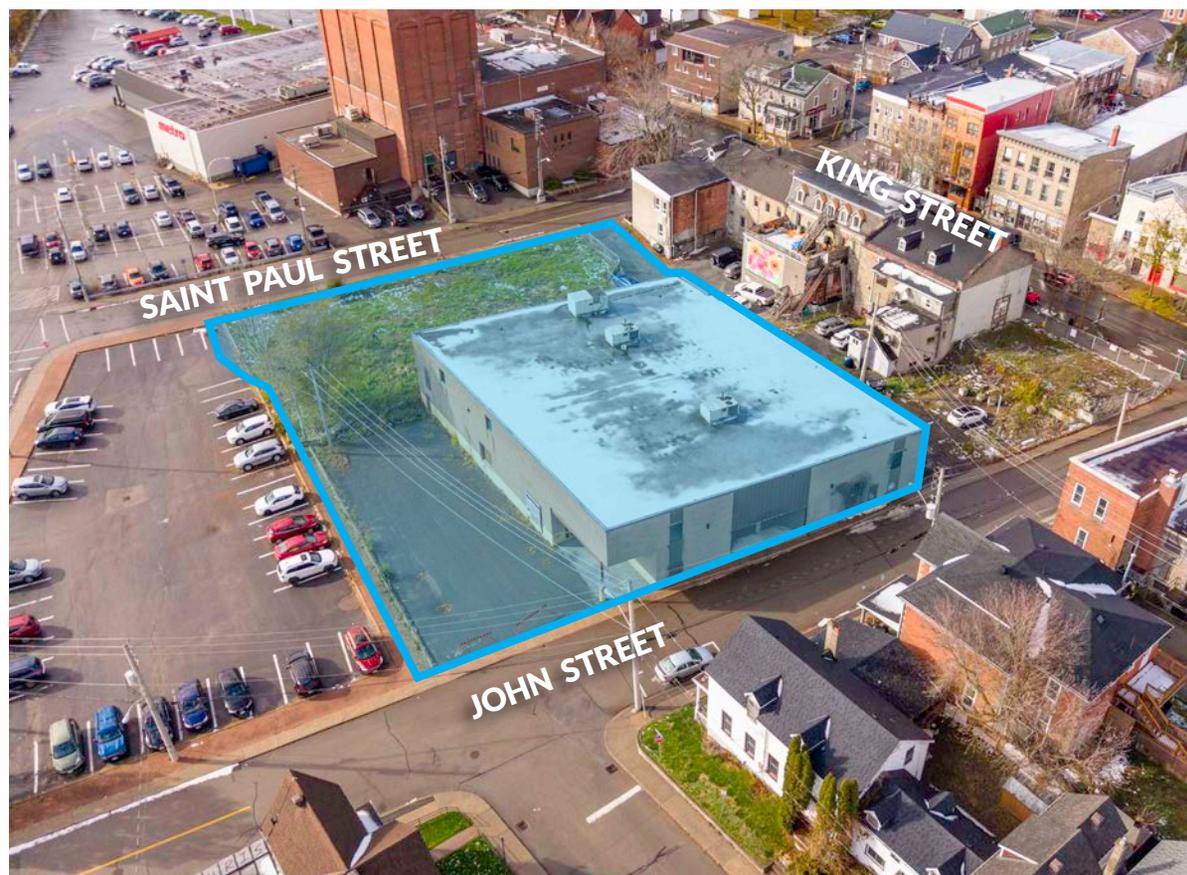
FOR SALE \$575,000

ALEX ADAMS
Sales Representative
aadams@rtcr.com
613-384-1997 ext 15

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

10 JOHN STREET - PROPERTY DETAILS

CIVIC ADDRESS:	10 John Street, Brockville, Ontario, K6V 5A5
PROPERTY TYPE:	Commercial/Redevelopment
SELLER:	The Corporation of the City of Brockville
LEGAL DESCRIPTION:	See Page 5
ARN:	080202003521000
PIN:	441630151
BUILDING SIZE:	23,000 SF +/- over two floors
SITE AREA:	+/- 0.75 Acres (32,879.5 sf)
OFFICIAL PLAN:	Downtown and Central Waterfront Area (Section 4.2), Potential Intensification Site (Section 3.5.1.1)
ZONING:	MD-17 (Mixed Use Downtown Special Exemption Zone. Permitted uses on page 7.
REALTY TAXES:	\$78,222.60 (2025). The Assessed Value is currently under review by MPAC.
SERVICES:	Available in surrounding streets
CONSTRUCTION:	Masonry. Slab on grade
AGE:	Approx. 1982
ROOF:	Flat, condition unknown
MECHANICAL:	N/A. Removed from building
ELECTRICAL:	N/A. Removed from building
PARKING:	Approx. 12 spaces on site. Additional vacant land for future expansion
LOADING DOCK:	One covered space
ENVIRONMENT:	Phase II (2026) available



OFFER SUBMISSION

Offers to be submitted on or before 4:00 pm on April 16th, 2026, with an irrevocable date no earlier than 4:00 pm on May 1st, 2026, addressed to Alex Adams (aadams@rtcr.com).

The property is owned by the Corporation of the City of Brockville 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. After the Offer Submission Date, the Seller may request additional information from the offer participants and/or negotiate with one or more parties at its discretion.

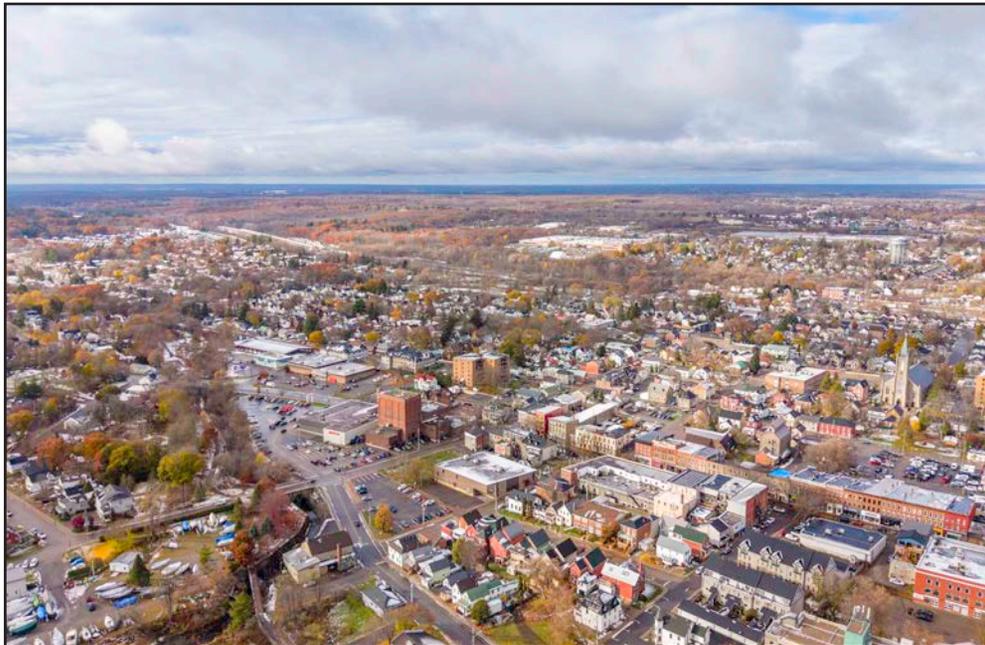
The Seller has no obligation to acknowledge, respond to, treat with or accept any purchase proposal and reserves the right to remove the property from the market, at its discretion at any time. The Seller, in its sole discretion, reserves the right at any time and in any manner, to reject any and/or 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.

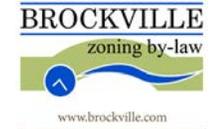
10 JOHN STREET PHOTOS



10 JOHN STREET PHOTOS



EXISTING ZONING



City of Brockville Comprehensive Zoning By-law No. 050-2014

Schedule "A"

Legend

Residential Zones

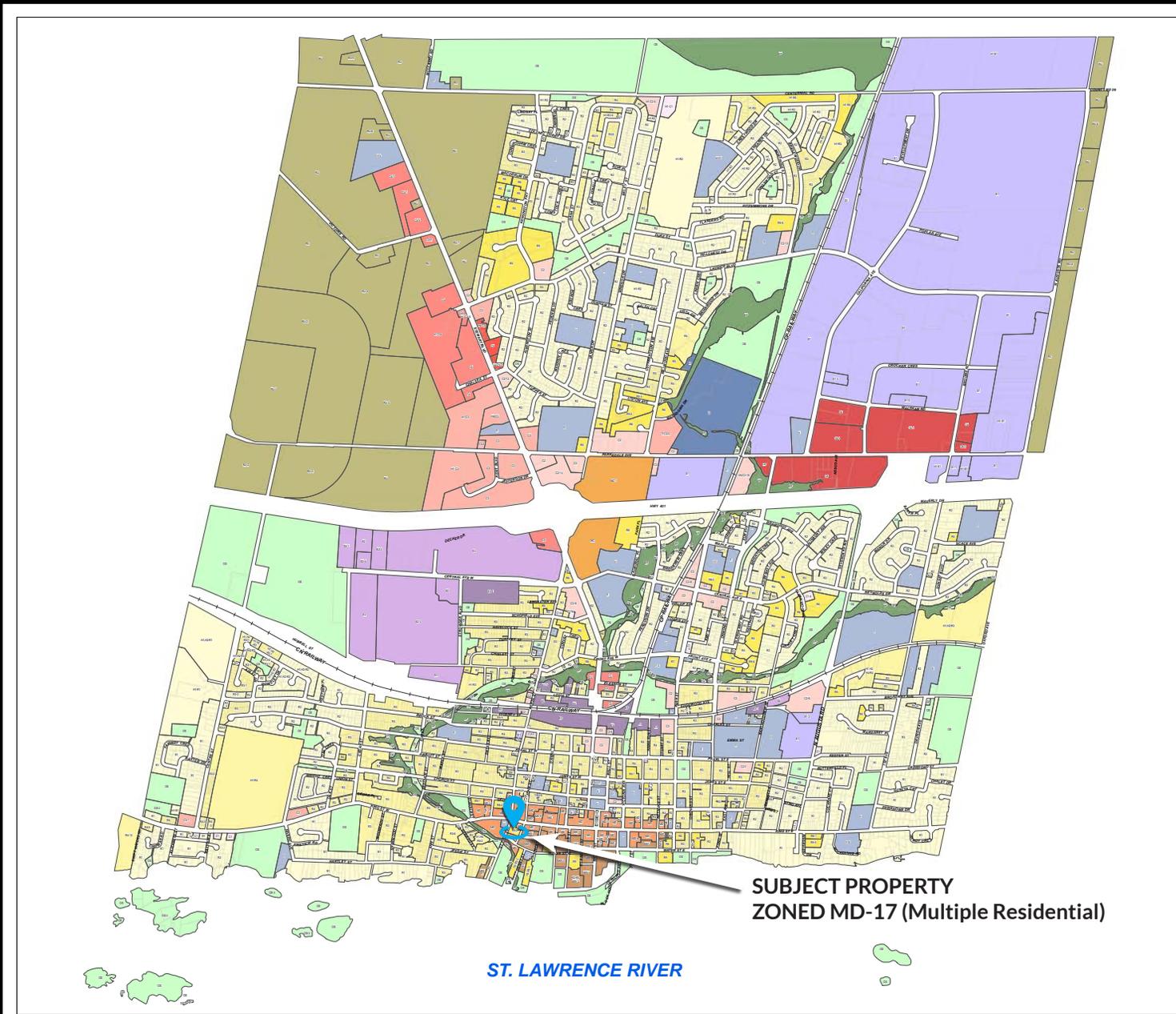
- R1, R2, R2A - Single Detached Residential
- R3, R3A, R4, R4A - General Residential
- R5, R6, R7, R8, R9 - Multiple Residential

Commercial and Mixed Use Zones

- C1 - Local Commercial
- C2 - General Commercial
- C3 - General Commercial Arterial
- C4 - Highway Commercial
- C5 - Office Retail Commercial
- C6 - Power Centre Zone
- MC - Mixed Use Corridor
- MD - Mixed Use Downtown
- MW - Mixed Use Waterfront

Non-Commercial / Non-Residential Zones

- E1 - Business Park
- E2 - General Employment
- E3 - Restricted Employment
- I1 - General Institutional
- I2 - St. Lawrence College/Special Education
- EP - Environmental Protection
- OS - Open Space
- RU - Rural



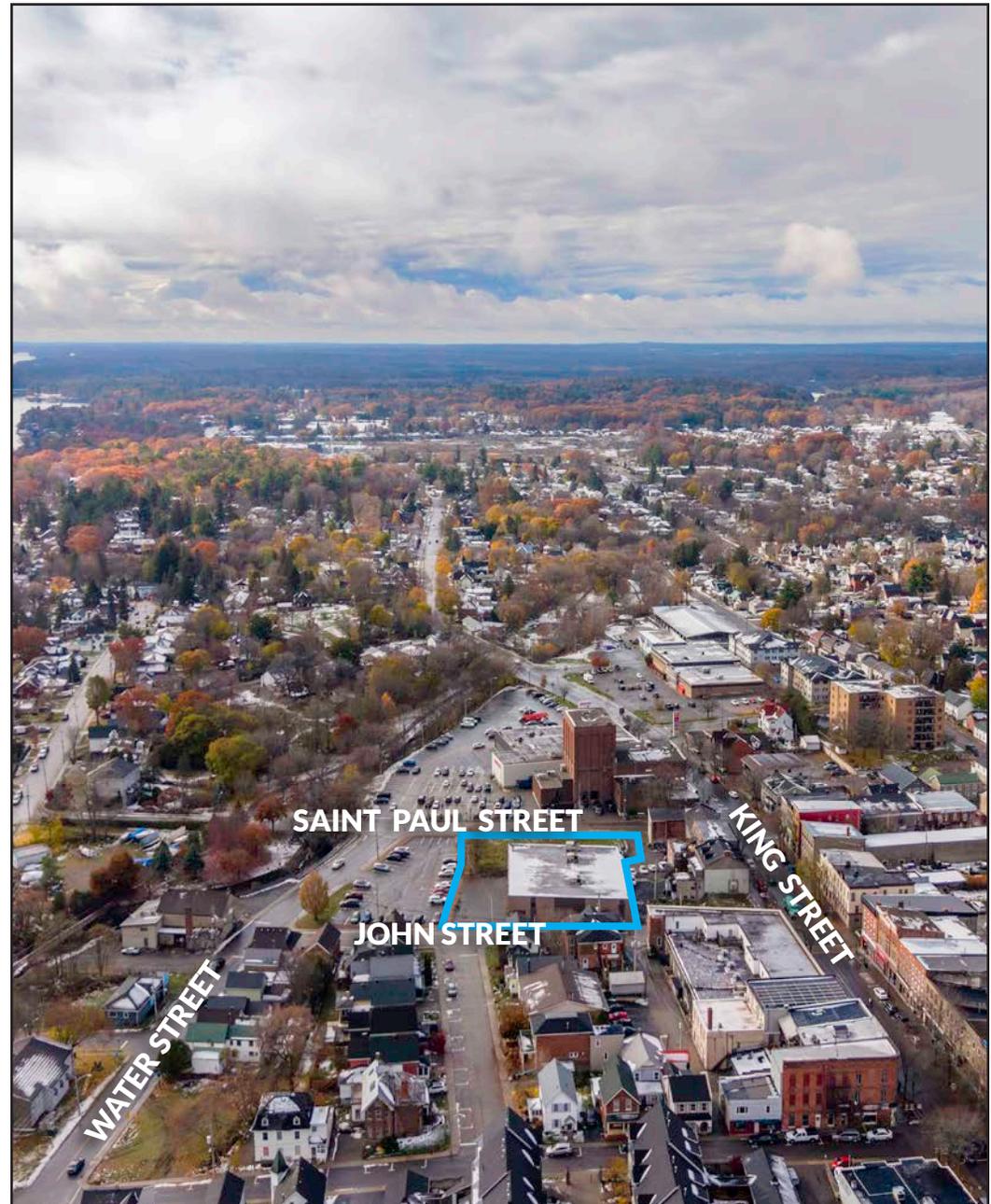
**SUBJECT PROPERTY
ZONED MD-17 (Multiple Residential)**

ST. LAWRENCE RIVER

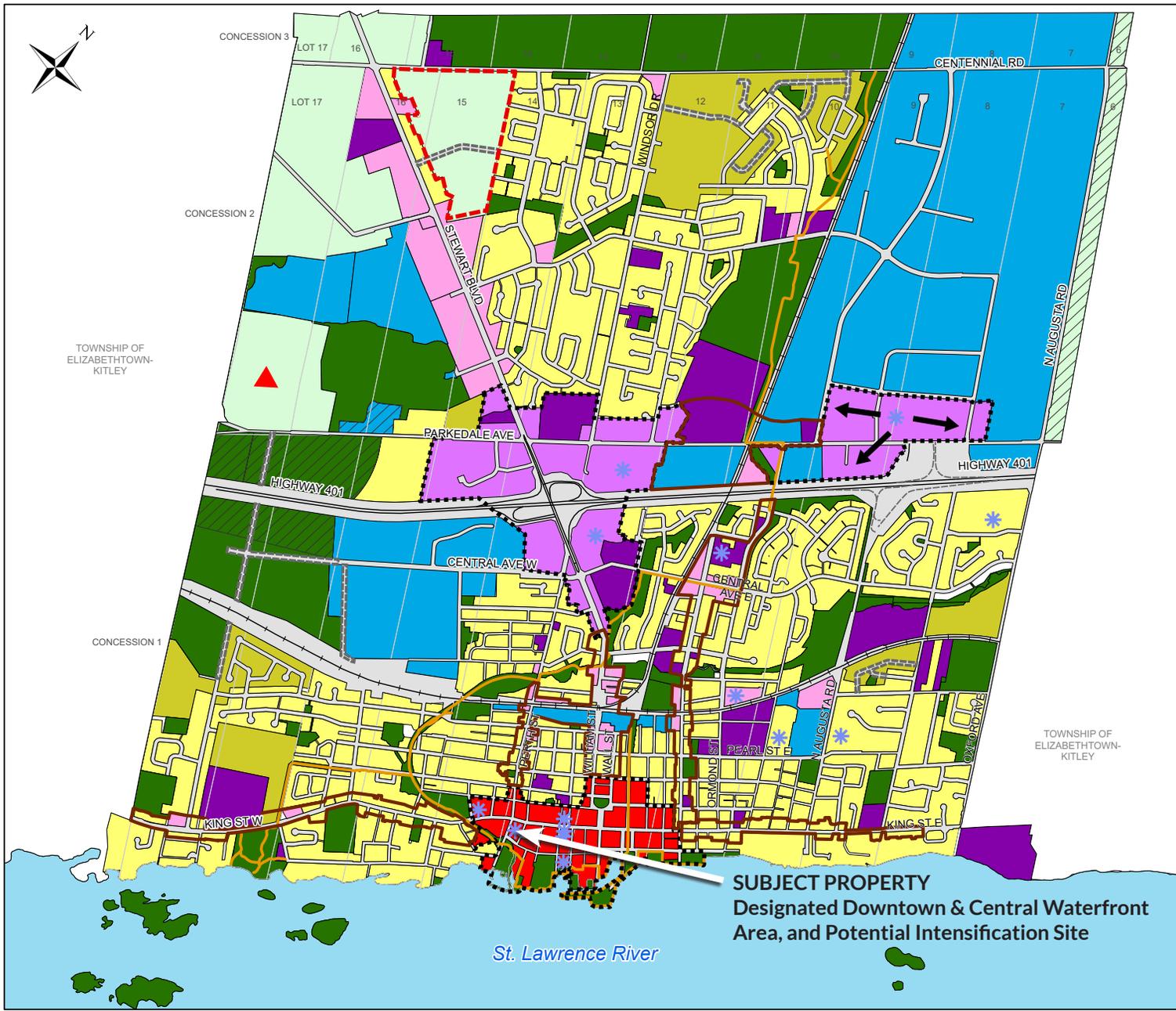
ZONING - PERMITTED USES

Permitted uses:

- Apartment dwelling as part of a mixed commercial/residential building
- Apartment Unit
- Bed and Breakfast
- Group home
- Retirement home
- Boarding/rooming/lodging house
- Adult day care
- Arcade
- Artist's workshop
- Assembly hall
- Automobile rental agency
- Bakery/bake shop
- Business/professional offices
- Business incubator/accelerator
- Business service establishment
- Catering service
- Clinic or medical office
- Commercial recreation establishment
- Commercial school
- Commercial use
- Computer service
- Contractor's establishment
- Convenience store
- Courier service
- Custom workshop
- Day nursery
- Delicatessen
- Dry cleaning outlet
- Farmer's market
- Film, television/recording studio
- Financial service
- Grocery store
- Health club
- High technology retail store
- Home decorating store
- Home furnishing store
- Home improvement store
- Hotel
- Laundromat
- Medical laboratory
- Mixed commercial/residential building
- Parking lot/parking garage
- Personal service establishment
- Pet shop
- Photographic service
- Post-secondary institution
- Printing establishment
- Private club
- Research and Development establishment
- Restaurant
- Restaurant - take-out
- Retail store
- Seasonal use
- Service and Repair shop
- Sub post office
- Supermarket
- Taxi dispatch office
- Theatre
- Undertaker's establishment
- Veterinarian's office
- Vocational training centre
- Wholesale establishment



OFFICIAL PLAN



Schedule 1

Land Use Designations

- Downtown and Central Waterfront Area (See Section 4.2)
- Neighbourhood Area (See Section 4.3)
- Neighbourhood Development Area (See Section 4.4)
- Mixed Use and Commercial Area (See Section 4.5)
- Corridor Commercial Area (See Section 4.6)
- Employment Area (See Section 4.7)
- Institutional Area (See Section 4.8)
- Parks and Open Space Area (See Section 4.9)
- Urban Reserve Area (See Section 4.10)

Legend

- Mixed Use Node (See Section 3.2.2.1)
- Mixed Use Corridor (See Section 3.2.2.1)
- Future Employment
- Secondary Plan Policy Area (See Section 3.2.3.5)
- * Potential Intensification Sites (See Section 3.5.1.1)
- ▲ Waste Disposal Site (See Section 5.4)
- Provincial Highway
- Future Roads
- Railway
- Brock Trail



Interpretation Note: This Schedule will be read and interpreted in conjunction with the Official Plan in its entirety.



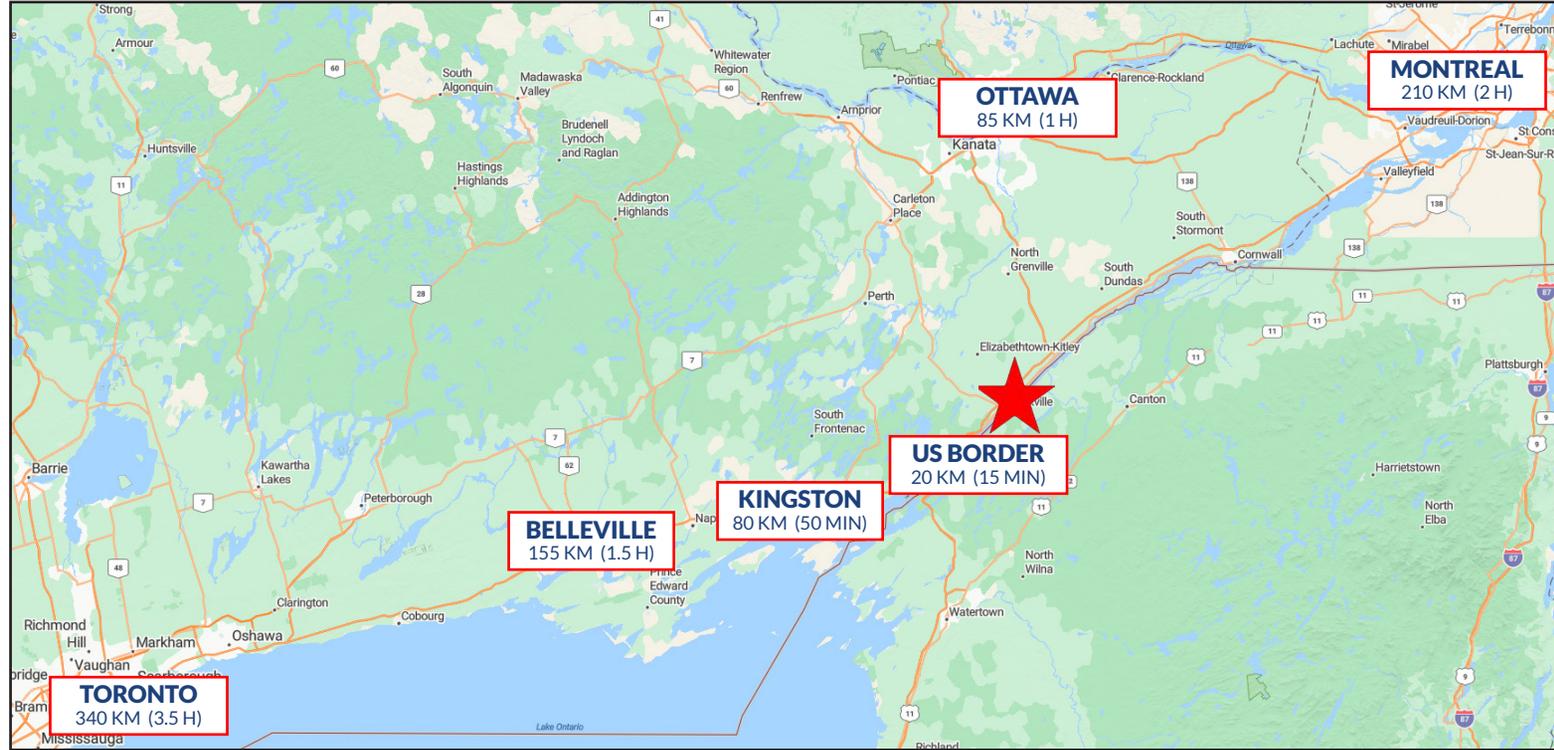
Approved by MMAH August 16th 2024
Modified December 9th 2021

STRATEGIC LOCATION

Centrally located on the Highway 401 corridor, Brockville provides high-efficiency, seamless logistical flow to the major consumer markets of Eastern Canada and the Northeastern United States.

Regional Connectivity:
Midway between Canada's primary economic engines:

- OTTAWA:** 1 hour
- MONTREAL:** 2 hours
- TORONTO:** 3.5 hours



International Gateway:

Minutes from the Ogdensburg-Prescott and 1000 Islands International Bridges, providing heavy-vehicle access to the U.S. Interstate system and New York State.

Multimodal Logistics:

Direct access to the CN and CPKC mainlines and high-frequency VIA Rail passenger service

Marine:

Direct proximity to the Port of Johnstown, a deep-water seaway facility with direct rail-to-ship logistics.

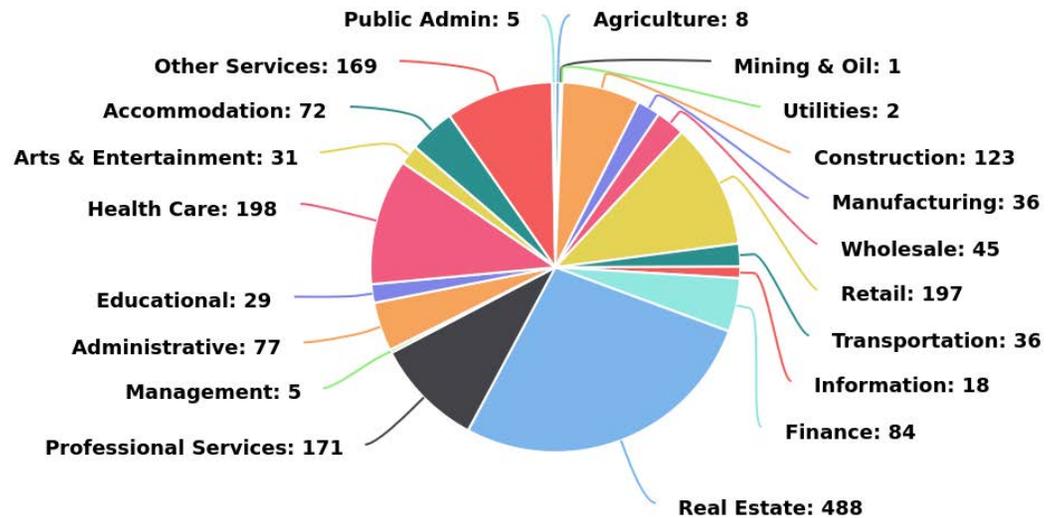
Air:

Brockville Regional Tackaberry Airport supports corporate jet travel and light freight.

Brockville's current estimated population is 23,617.

The annual growth rate is approximately 0.54%.

Business Industries



BROCKVILLE, ONTARIO



BROCKVILLE
CITY OF THE 1000 ISLANDS



BROCKVILLE: A PREMIER REGIONAL ECONOMIC HUB THE GATEWAY TO THE 1,000 ISLANDS | STABLE. DIVERSE. CONNECTED.

Brockville serves as the primary economic engine for Eastern Ontario, supporting a regional catchment area of over 100,000 people. As one of Canada's oldest incorporated municipalities, it offers investors a rare blend of historic stability and modern industrial power. Nicknamed the 'Fortune 500' community, Brockville provides 'Big City' infrastructure with 'Small Town' overhead, strategically positioned on the Highway 401 corridor to serve as a high-efficiency alternative to the GTA and Ottawa.

KEY INSTITUTIONAL & INDUSTRIAL PILLARS:

- **Brockville General Hospital (BGH):** A cornerstone of regional stability, BGH is a major employer with over 1,300 staff. The recent completion of the Donald B. Green Tower has expanded its capacity, ensuring the city remains a critical healthcare hub for Eastern Ontario.
- **St. Lawrence College (SLC):** The Brockville campus is a direct pipeline for skilled talent, featuring state-of-the-art health care simulation labs and a focus on specialized trades. It provides local industry with a constant influx of high-caliber, work-ready graduates.
- **The Shell Canada Lubricants Plant:** This facility is the largest of its kind in Canada, producing over 200 different formulations. Its highly automated, robotic-integrated operations represent the pinnacle of modern manufacturing in the region.
- **Manufacturing & Logistics Giants:** The local economy is anchored by global leaders including 3M Canada and Procter & Gamble, alongside Giant Tiger's 600,000 sq. ft. automated distribution centre, cementing the city's status as a premier logistics hub.
- **Strategic Cost Advantage:** Brockville offers significantly lower operational and real-estate costs than nearby metropolitan centers, combined with deep-rooted expertise in pharmaceuticals, food processing, and high-tech metal fabrication.



LOCAL AMENITIES

- Canada Post
- Metro
- Tim Horton's
- Giant Tiger
- Shoppers Drug Mart
- RBC, BMO, TD, Scotiabank
- Rexall
- Walmart Supercentre
- Kelseys Original Roadhouse
- Circle K
- Swiss Chalet
- Home Depot
- LCBO
- Michael's