

Building For Sale

**CBRE**



**133-139**

**King Street West**

**23,610 Square Feet**

Brockville, Ontario

Centrally Located in Downtown Brockville  
\$1,850,000





133-139 King Street West | Brockville, ON

For Sale

# Convenient & Accessible

133-139 King Street West, Brockville, Ontario (the “Building” or “Property”) is centrally located in downtown Brockville. This corner property is improved as an office and retail building with a mix of tenants and uses. The 23,610 square foot building has a total leasable area of 17,440 square feet. The Property land area is 28,524 square feet (0.655 acres). The Building is serviced by a surface parking lot with ±45 parking stalls. The Building is being sold on an as-is basis. Offers being reviewed as received.

## Key Highlights

\$1.85M

Purchase Price

+23K

Building Size (SF)

1987

Year Built



## Property Details

Property Address	133-139 King Street West, Brockville, Ontario
Legal Description	LT 61-63 BLK 30 PL 67; PT LT 59-60 BLK 30 PL 67 AS IN LR308573 EXCEPT PT LT 59 BLK 30 PL 67 AS IN LE8749; S/T INTEREST IN LR308573; S/T & T/W LR308573 EXCEPT THE EASEMENT THEREIN RE SCHEDULE "B" THIRDLY; S/T LR227248, LR236411, LR240951; BROCKVILLE
PIN	441360139
Property Size	28,524 square feet   0.655 acres
Gross Building Size	Lower Level: 7,773 square feet First Floor: 7,937 square feet Second Floor: 7,900 square feet <b>Total: 23,610 square feet</b>
Leaseable Area	17,440 square feet
Property Dimensions	101 feet along King Street 225 feet along Home Street
Parking	±45 parking stalls accessible from Home Street
Services	Municipal Services (including City Water, Storm, Sanitary), Natural Gas, Hydro and Telephone
Zoning	MD – Mixed-Use Downtown
Vacancy	44.6%
MPAC Assessment	\$1,654,000

## Tenant Details

TENANT NAME	SQUARE FOOTAGE
H&R Block	2,025
OPSEU	3,160
WSP Engineering	985
Rose Garden Family Support Centre	2,000
Brock IT	835
1000 Island Denture Clinic	650
Vacant	7,785 (various units)





Property Photos





## 2024 Budget Operating Expenses

Realty Taxes	\$65,392
Utilities	\$25,000
Repairs and Maintenance	\$11,000
Insurance	\$16,024
Grounds Maintenance & Snow Removal	\$10,000
Management	\$19,113
<b>Total</b>	<b>\$146,530</b>
<b>Total per square foot (GLA 17,440 square feet)</b>	<b>\$8.40 psf</b>

## 2024 Income

	PER LEASES	POTENTIAL WITH VACANCY LEASED
Gross Income (per Leases)	\$124,722	\$124,722
Potential Income (vacancy)		\$95,700
Total Income	\$124,722	\$220,422
Operating Expenses	(\$146,530)	(\$146,530)
Operating Expense Recovery (per Leases)	\$81,102	\$81,102
Potential Operating Expense Recovery (vacancy)		\$65,394
<b>Net Income</b>	<b>\$59,294</b>	<b>\$220,388</b>

## About Brockville

Known as the “City of the 1,000 Islands,” Brockville, Ontario, Canada, with a population of about 24,000 residents, is located on the northern shore of the St. Lawrence River, across from Morristown, New York, USA. It sits midway between Toronto and Montreal, and is an hour away from Ottawa, the nation’s capital. The Thousand Islands Bridge and the Ogdensburg–Prescott International Bridge, both of which cross the St. Lawrence River into New York, are located 22 miles south-west and 16 miles north-east from Brockville, respectively.

A center of industry, business, commerce, and transportation, Brockville, Ontario offers both its residents and visitors alike, small-town hospitality, coupled with an historic architectural landscape and acres of recreational space.





# Nearby Amenities

- 1 **metro**
- 2 **CIRCLE K**
- 3 **LCBO**
- 4 **PHARMASAVE**
- 5 **SHOPPERS DRUG MART**
- 6
- 7 **CIBC**
- 8 **BROCKVILLE HARBOUR**
- 9 **ServiceOntario**
- 10 **Scotiabank**
- 11 **Quickie**
- 12 **Rexall**
- 13 **Tim Hortons**

\*Outline Not to Scale



  
**133-139  
 KING  
 STREET  
 WEST**



OFFERS BEING REVIEWED AS RECEIVED.

## Contact Us

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