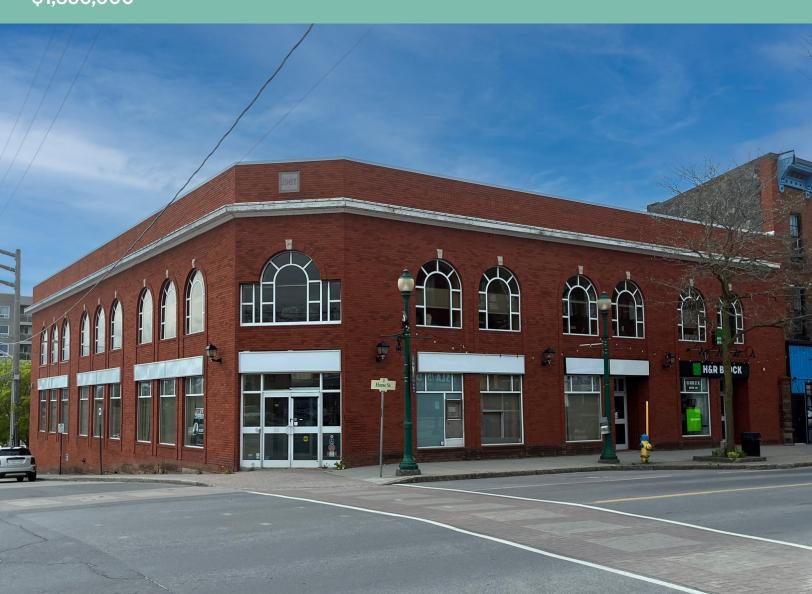


133-139 King Street West

23,610 Square Feet

Brockville, Ontario

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



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

+23K

1987

Purchase Price

Building Size (SF)

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
	Total: 23,610 square feet
Leaseable Area	17 / / O agreers foot
Leaseable Area	17,440 square feet
Property Dimensions	101 feet along King Street 225 feet along Home Street
	101 feet along King Street
Property Dimensions	101 feet along King Street 225 feet along Home Street
Property Dimensions Parking	101 feet along King Street 225 feet along Home Street ±45 parking stalls accessible from Home Street
Property Dimensions Parking Services	101 feet along King Street 225 feet along Home Street ±45 parking stalls accessible from Home Street Municipal Services (including City Water, Storm, Sanitary), Natural Gas, Hydro and Telephone

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)

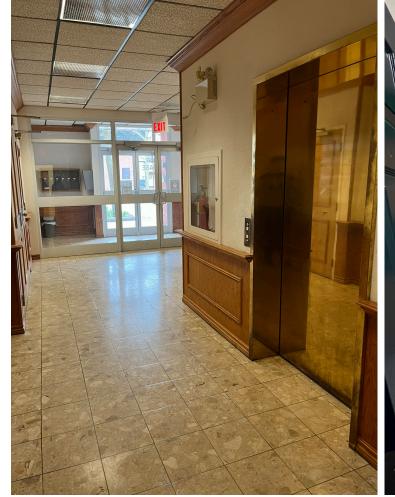


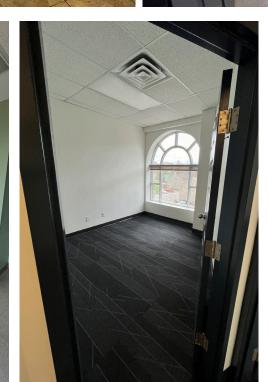
Property Photos



















133-139 King Street West | Brockville, ON

2024 Budget Operating Expenses

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

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
Net Income	\$59,294	\$220,388

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.



















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^{*}Sales Representative

^{**}Broker