

FOR SALE

6,500 SF
Investment/Mixed-Use Space
Over 2 Buildings On
0.815 ACRES

NEW REDUCED PRICE



146 STEWART STREET
Brockville, ON

Stacey MacDonald, CCIM/Broker
613.544.4141
staceymacdonald@royallepagecommercial.com

Erina Park, Sales Representative
613.544.4141
erinapark@royallepagecommercial.com

Royal LePage ProAlliance Realty, Brokerage
80 Queen Street, Kingston, ON
Independently Owned & Operated

PROPERTY OVERVIEW

\$1,099,000.00

Property Features

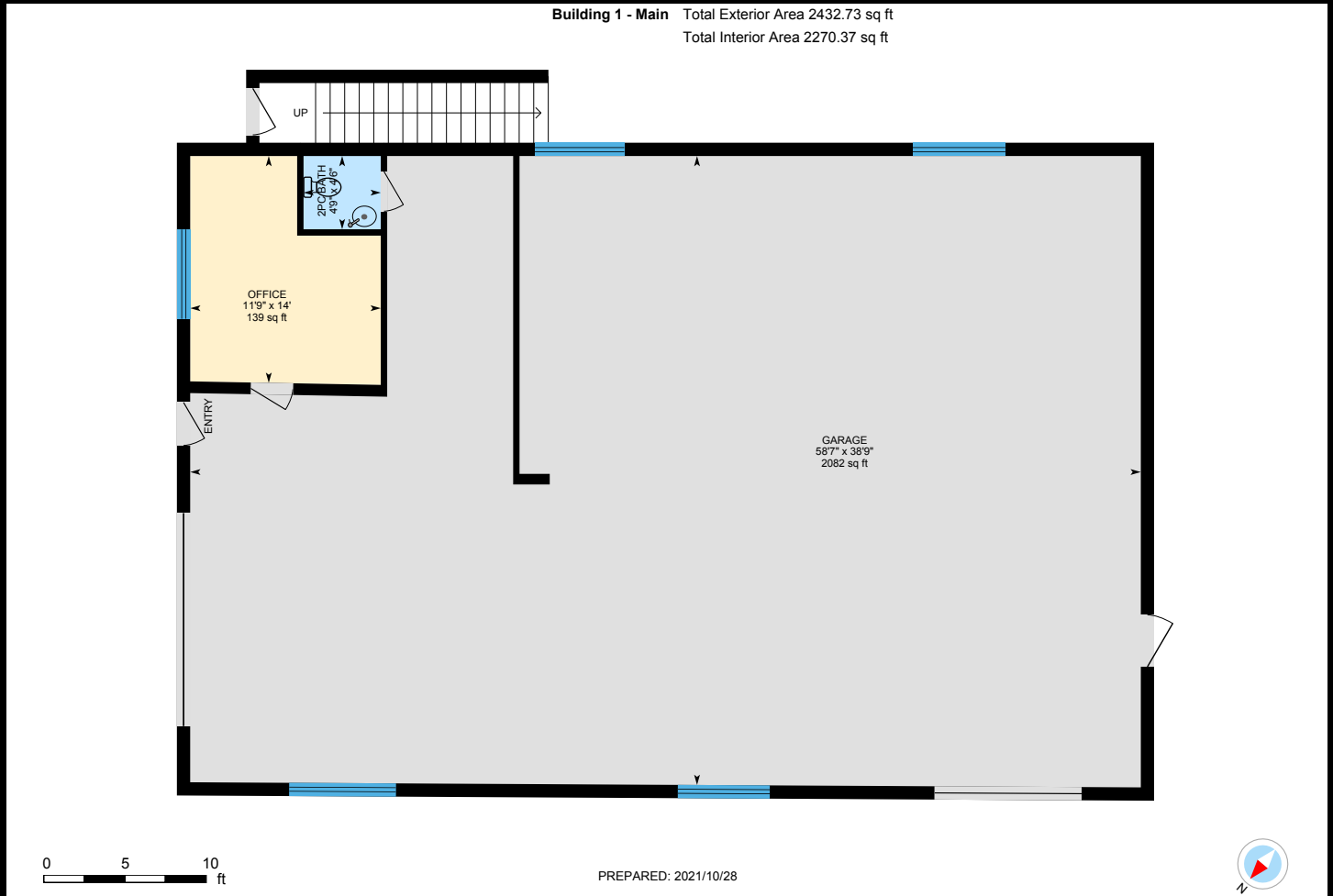
- Prime location on Stewart Blvd., located just south of Highway 401 at exit 696 (County Road #29)
- Zoning: Employment Lands, Official Plan Designation: Mixed Use & Commercial
- Permits medium and high density residential uses above ground floor commercial uses, and seniors housing
- Please request Proforma from Broker
- The Seller is offering this property on an “as is” basis and environmental reports, including M.O.E. direction shall be provided with a signed Confidentiality Agreement.
- Car dealership until Dec 31, 2022 with options to renew. Residential tenants both on month to month (1 year and 7 years tenancies).
- Commercial and Residential units are all separately metered
- Frontage: 70 feet on Stewart Blvd
- Property Taxes: \$13,200.00 (2022)
- [Click Here for Virtual Tour](#)

PROPERTY PHOTOS



FLOOR PLAN

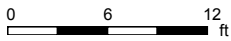
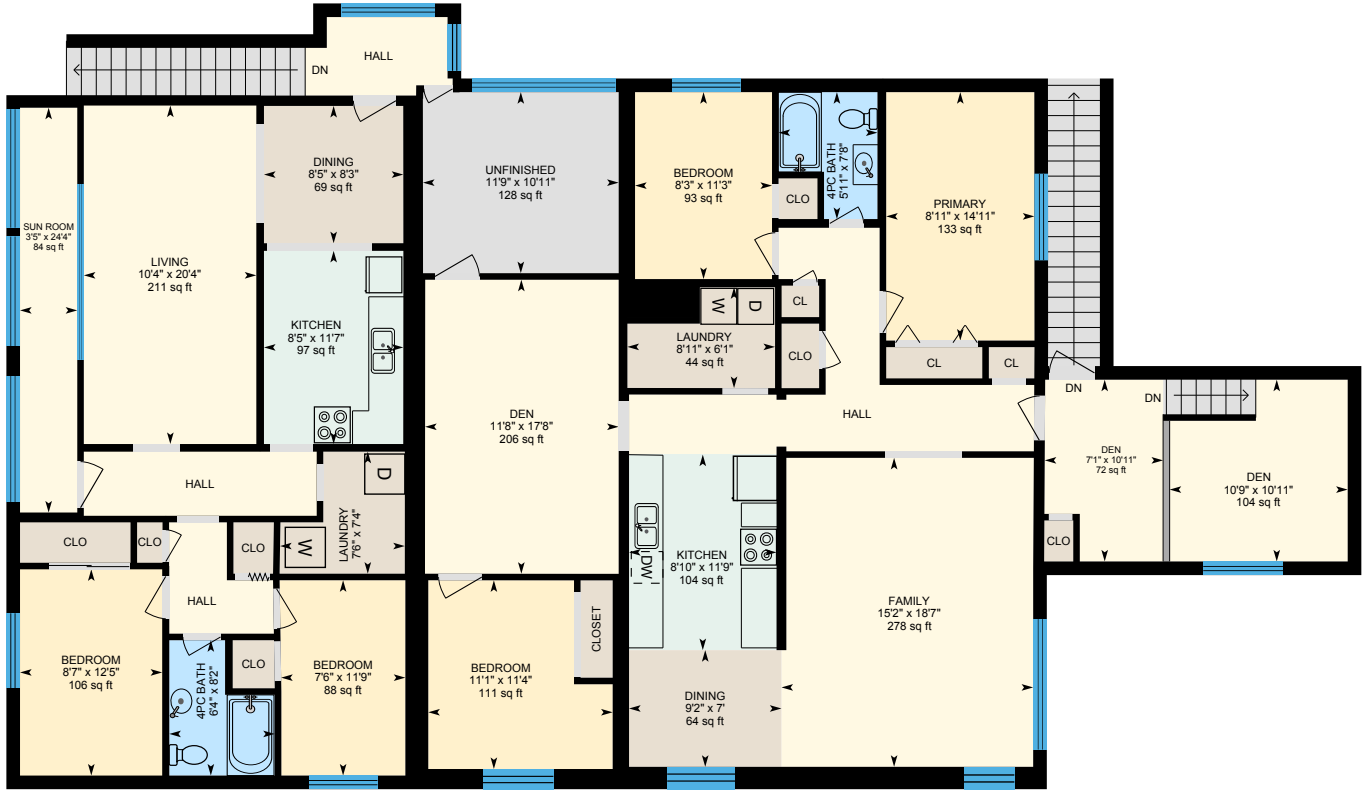
Building 1 - Main Level



FLOOR PLAN

Building 1 - 2nd Level

Building 1 - 2nd Level Total Exterior Area 3046.67 sq ft
Total Interior Area 2837.70 sq ft

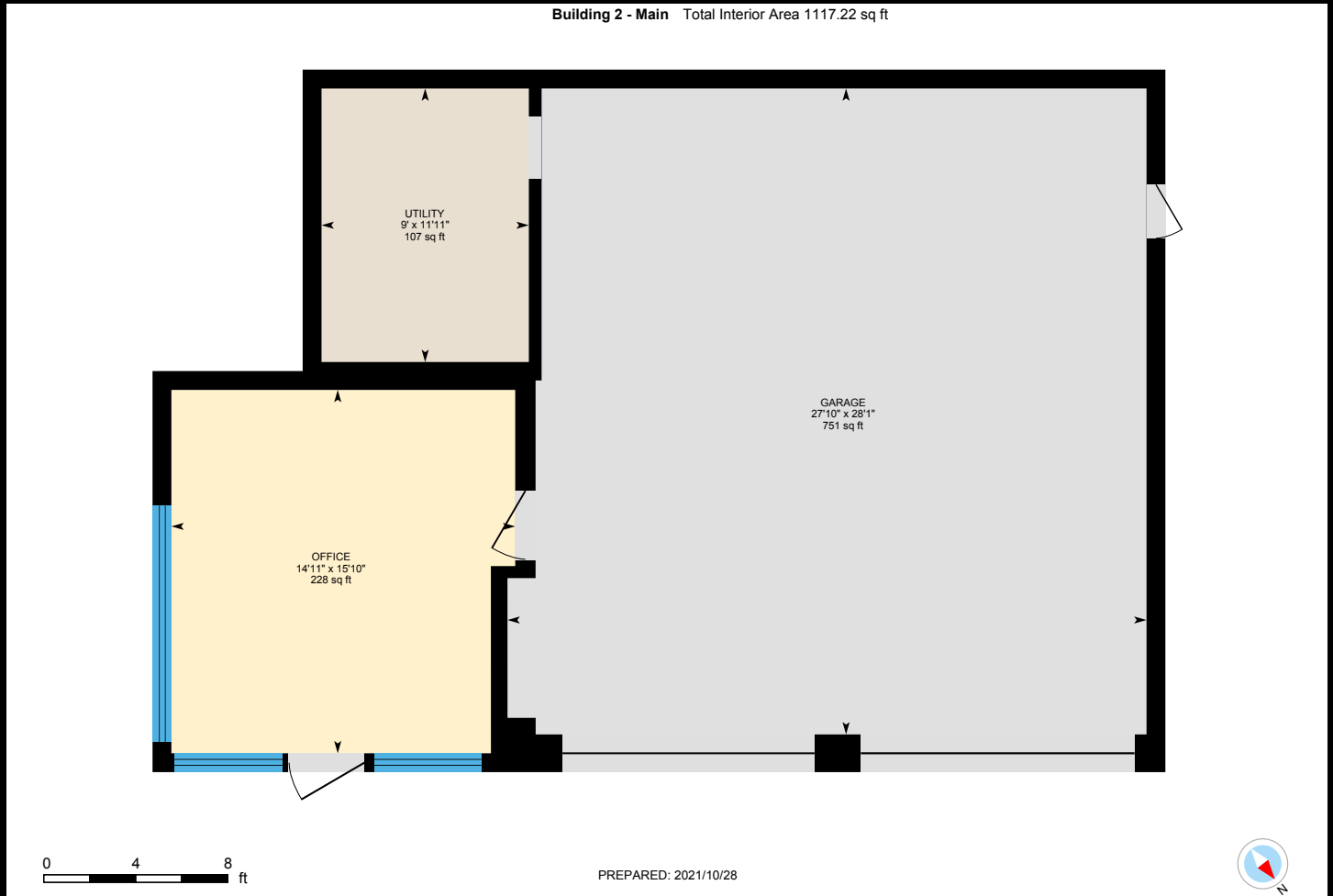


PREPARED: 2021/10/28

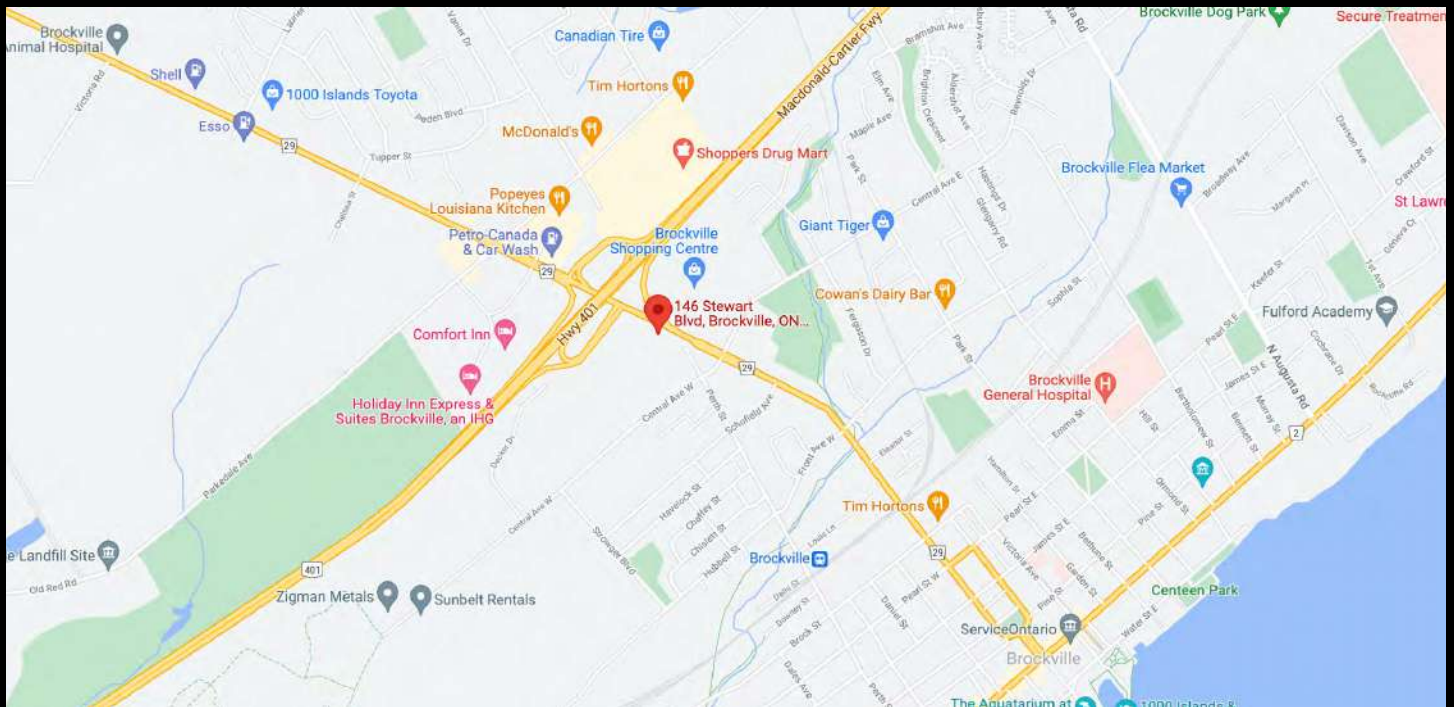


FLOOR PLAN

Building 2 - Main Level



LOCATION MAP



All offices are independently owned and operated, except those marked as indicated at rlp.ca/disclaimer. Not intended to solicit currently listed properties or buyers under contract. The above information is from sources believed reliable, however, no responsibility is assumed for the accuracy of this information. ©2022 Bridgemarq Real Estate Services Manager Limited. All rights reserved.