

FOR LEASE - COMMERCIAL PROPERTY

2479 PARKEDALE AVENUE



Commercial Opportunity - North End of Brockville

2479 Parkedale Avenue

3,106sf & 6,500sf retail/office spaces available

This Central Office Building is well located in the north end of Brockville. The north end is growing fast in Brockville. Due to it's location, this building allows for high traffic visibility. Many new and recognizable retail stores are close by as well as easy access to highway 401 for easy access to Montreal, Toronto and Ottawa.

These units sit on a very well-travelled road (Parkedale Avenue) and consists of 3,106sf and 6,500sf, both with multiple offices, a boardroom, kitchen and reception areas. Washrooms are located in the common area. Both units are available for immediate occupancy. Businesses in this building benefit from the high traffic volume as well as being locally convenient and accessible for small rural townships.

Todd Beech

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REGIONAL

Property Highlights

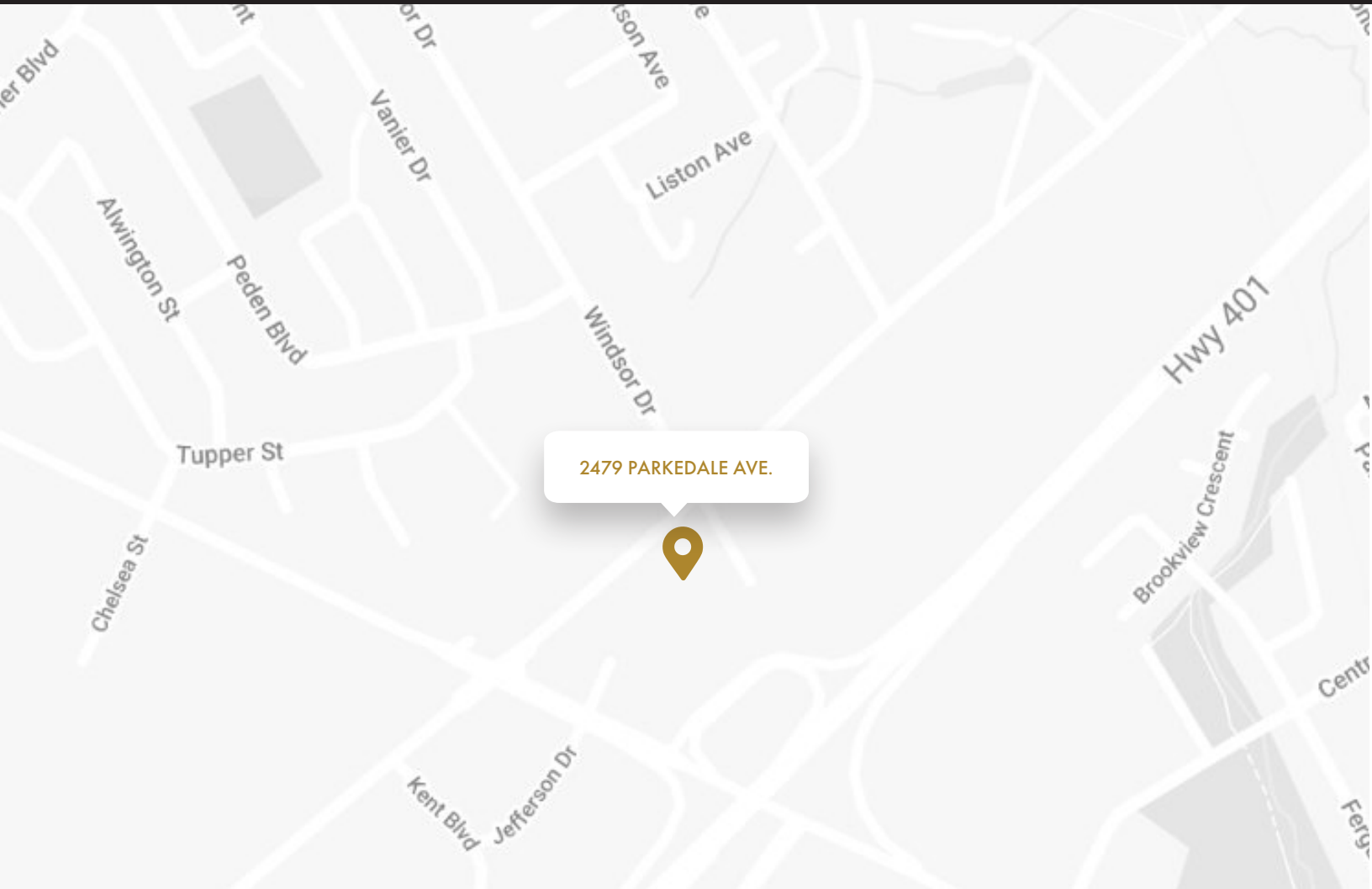
- Stylish building with a stucco exterior
- Large glass windows in reception area, boardroom and all offices
- Separate entrance and kitchen
- Well maintained building
- Access to unit from the back
- HVAC roof top unit shared
- Professionally managed building with onsite property manager
- Shared common washrooms



Availability & Rates

Suite	Area (sf)	Net Rent (PSF)	Additional Rent (PSF)	Availability
Unit 1	3,106	\$11.00	\$8.94 (2022)	Immediate
Unit 2	6,500	\$11.00	\$8.94 (2022)	Immediate

TI Allowance – Negotiable

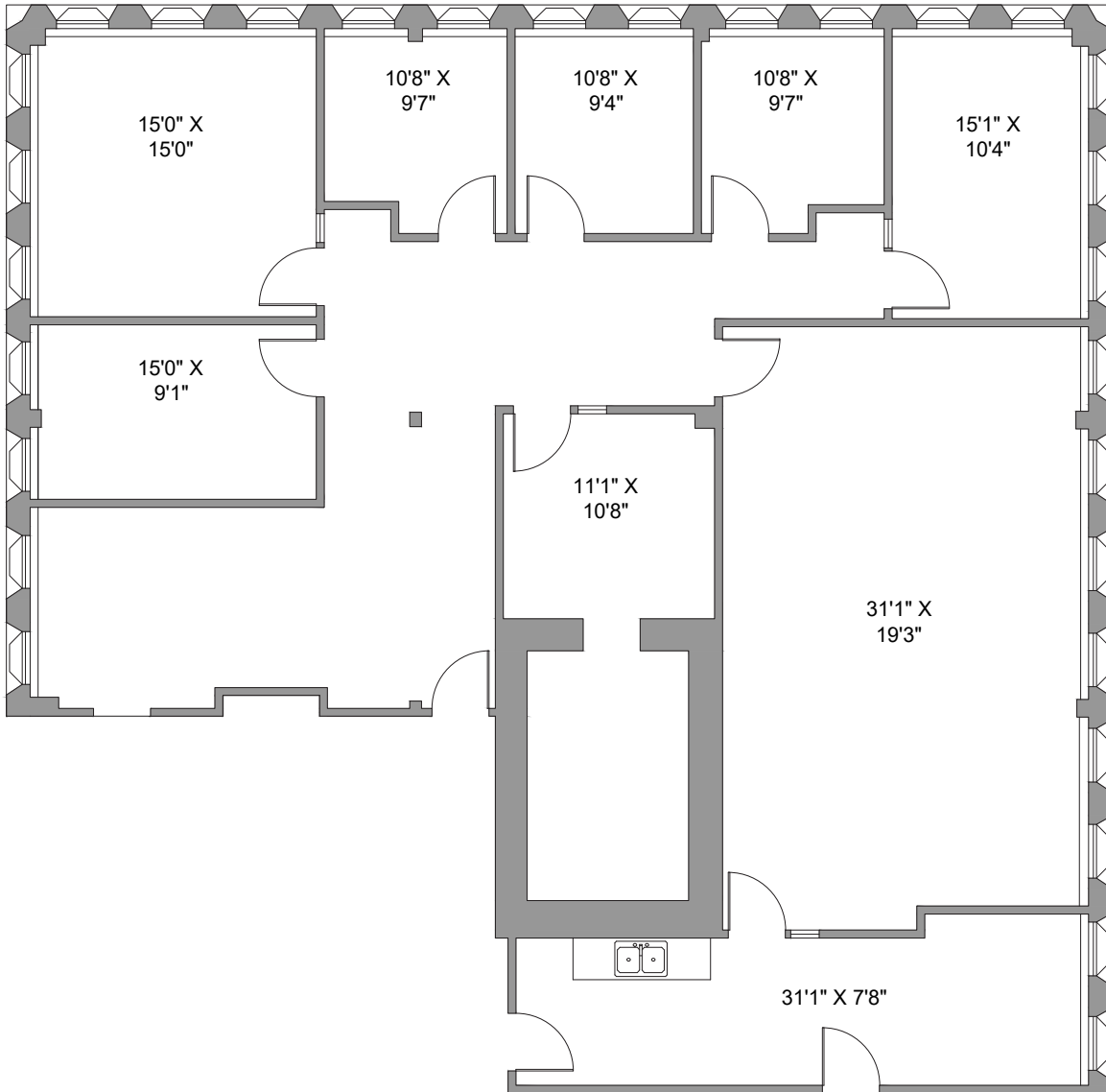


Property Specifications

Construction	Steel Frame building with exterior Clad Stucco
Ceiling Height	9'
Loading facilities	No
Air Conditioning	Roof Top Unit
Heat	Shared Boiler
Sprinklered	N/A
Elevator	N/A
Parking Spots	Large Parking Area included in Rent

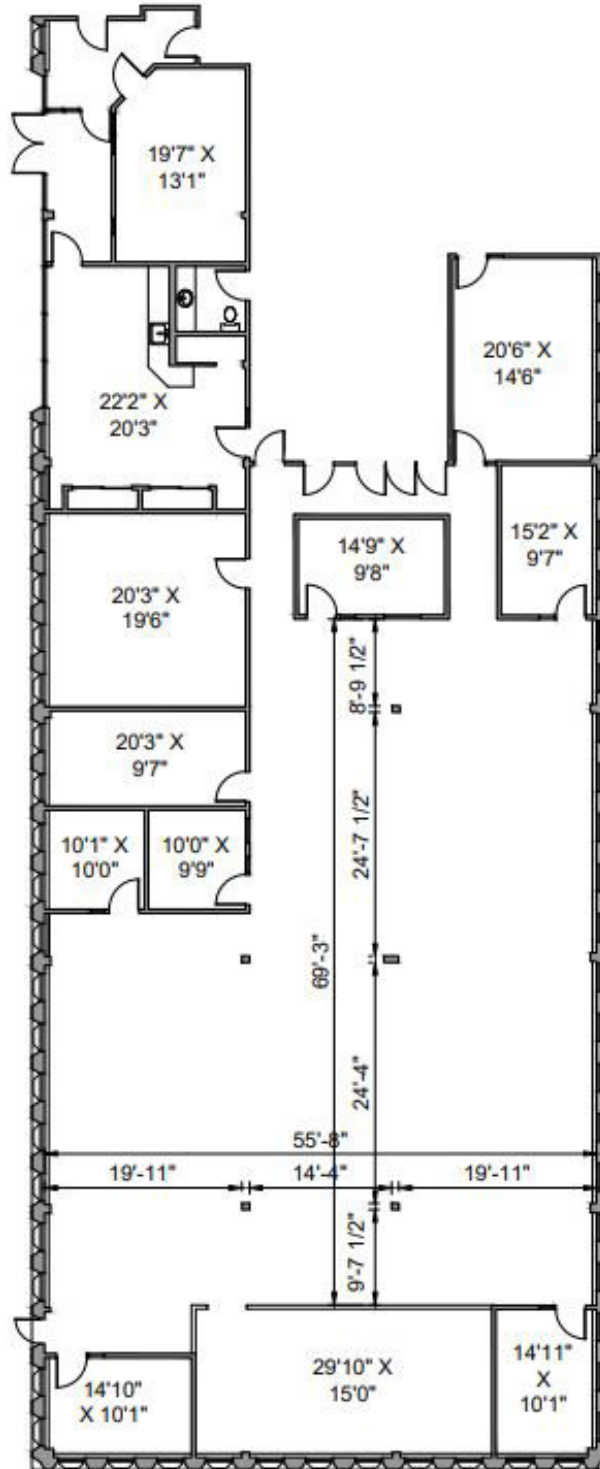
Unit 1

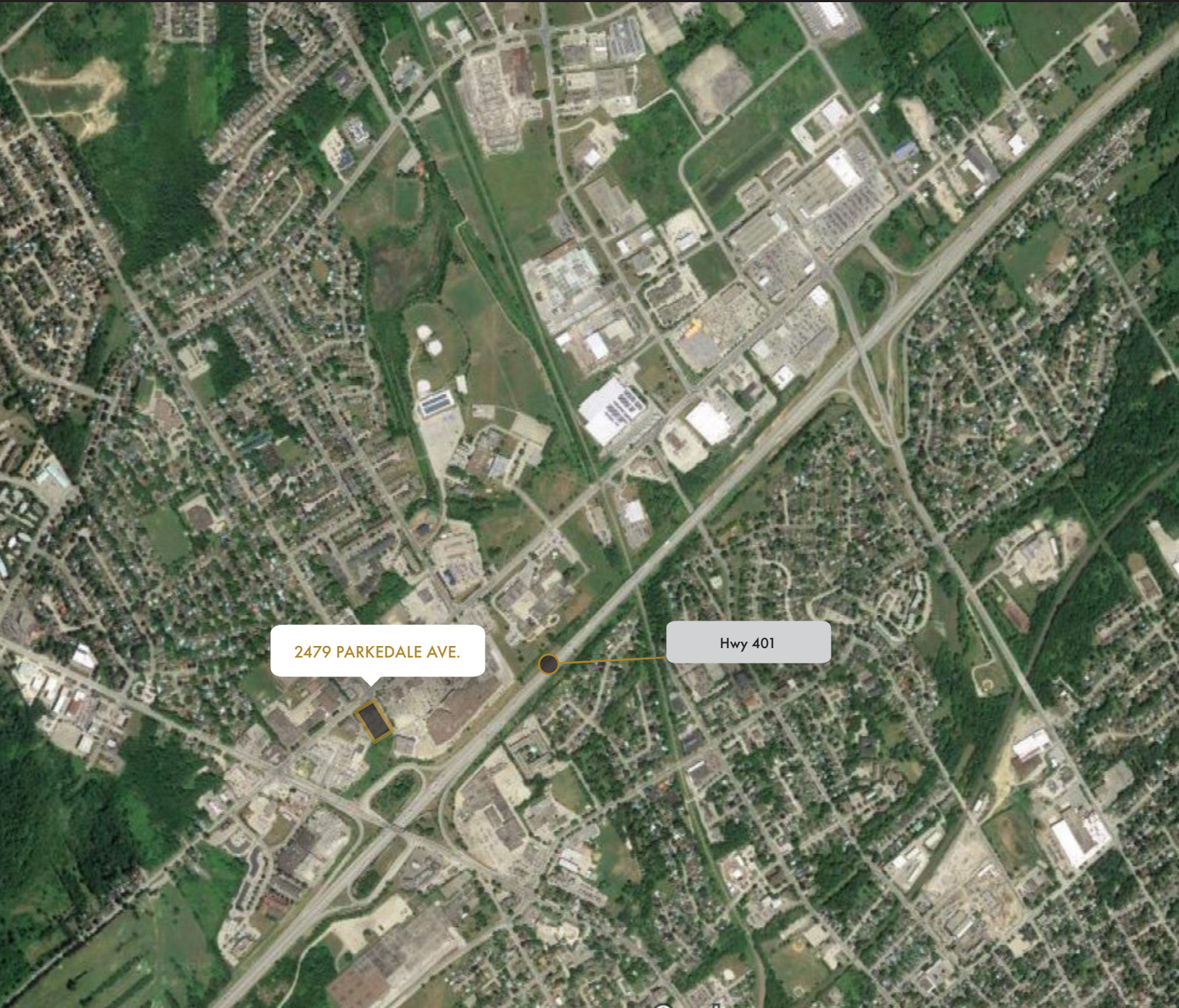
3,106sf



Unit 2

6,500sf





Contact us

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