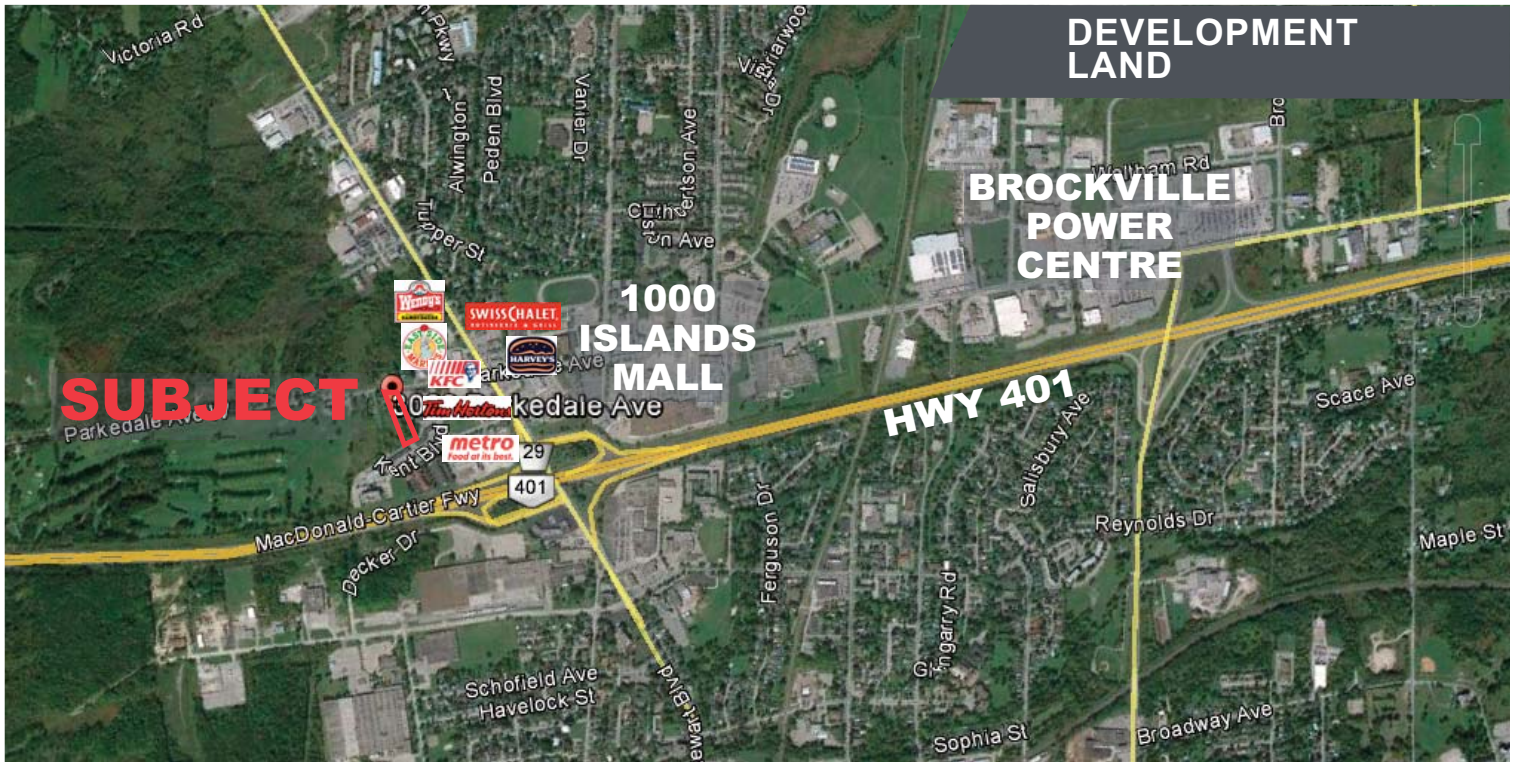




**CUSHMAN &
WAKEFIELD**
Kingston

FOR SALE
3069 Parkedale Avenue
Brockville, ON



Property Details

Property Size	.98+/- acres (44,411.89+/- sf)
Asking Price	\$200,000.00
2018 Realty Taxes	\$705.34 (land only)
Roll Number	080203007501200
PIN	4418-40211
Official Plan Designation	Mixed Use and Commercial Area
Depth	425+/- ft

Legal description PT LT 5 PL 4 AS IN LR103772; T/W LR215802; S/T SPOUSAL IN LR103771; S/T 34E4940; BROCKVILLE

Highlights

- Frontage 92.87+/- ft on Parkedale Avenue
- Prominent elevated position
- Located in the west end of the main commercial district in the fast growing Parkedale Avenue commercial node
- Close proximity to Highway 401 via Stewart Blvd.

Stacey MacDonald
Broker
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Peter Kostogiannis
Broker of Record/President
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Cushman & Wakefield Kingston
78 Brock Street
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Cushman & Wakefield Kingston / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

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TRAFFIC COUNTS

(AADT 2012)

PARKEDALE AVENUE @ STEWARD
BOULEVARD

N/S: 23,270/22,329

E/W: 9,767/10,363

Location

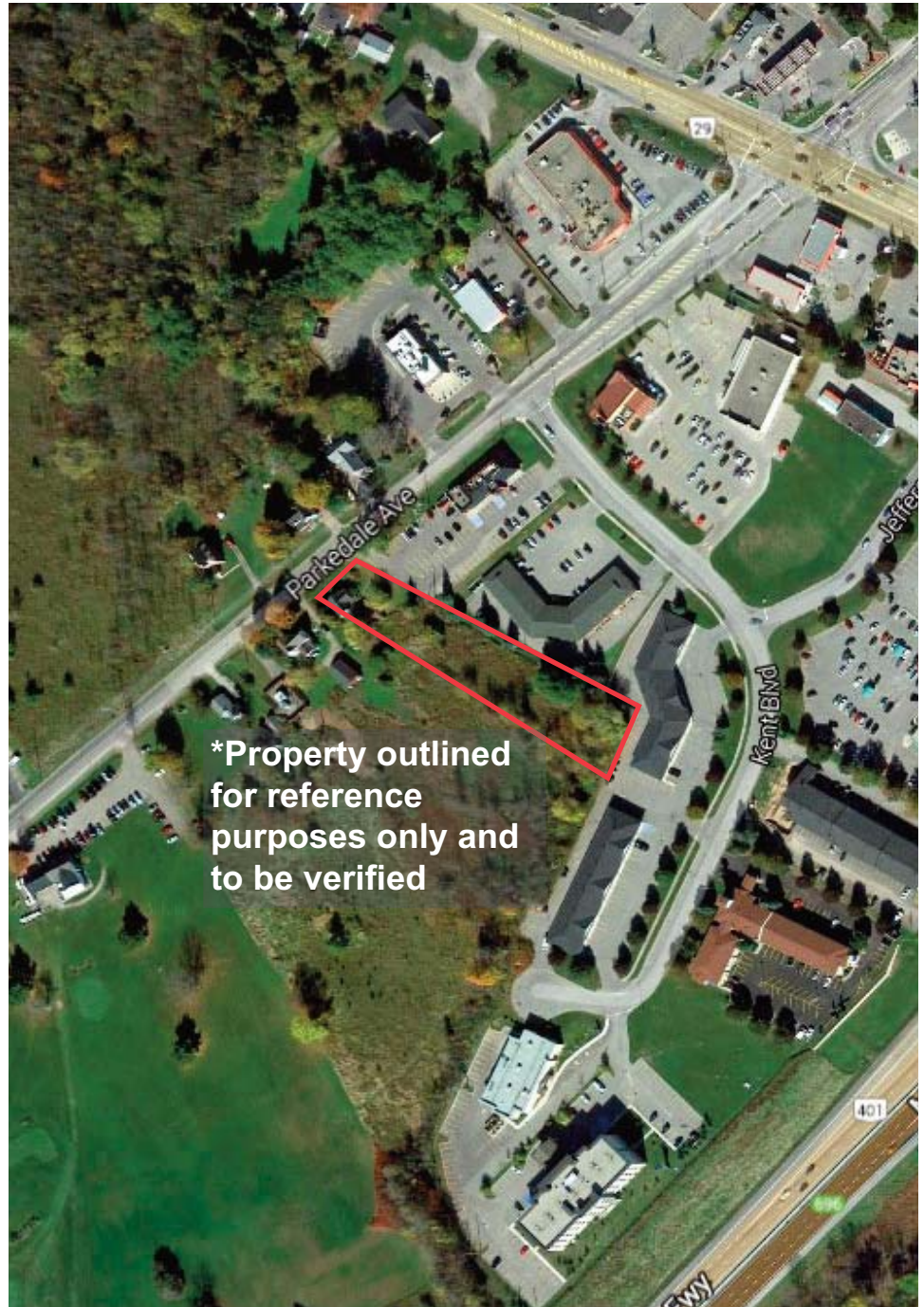
200+/- metres west of the south-west corner of Parkedale Ave. and Steward Blvd. In close proximity to Pizza Hut, Wendy's, East Side Mario's, Dollarama, Harvey's, and many independent retailers / offices on Kent Blvd.

Zoning

C2-A, H1 General Commercial Arterial. Permitted uses include but are not limited to:

- offices
- automobile sales
- grocery store
- home improvement store
- mixed commercial/ residential uses
- restaurants
- retail store
- supermarket
- theatre

Zoning allows for re-development within the C2-A, H1 allowances



***Property outlined
for reference
purposes only and
to be verified**

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