



**CUSHMAN &
WAKEFIELD**
Kingston

FOR SALE
80 King Street West
Brockville, ON



Property Details

Building Size	7,685+/- sf total building - 4,845+/- sf ground floor space plus second floor offices and third floor mezzanine storage area
Property Size	.17+/- acres (47+/- ft frontage x 150+/- feet depth)
Asking Price	\$485,000.00
Realty Taxes	\$26,046.00 (2016)
Parking	Surface lot at rear with approximately 6-10 spaces

Highlights

- Site is developed with a 2.5 storey commercial building complete with 2nd and 3rd floor mezzanine portion
- Located on the north side of King Street West, just west of Court House Avenue. this area predominantly consists of parkland, residential, institutional and commercial land uses
- Phase 1 ESA (completed Feb 2016) and Appraisal (dated June 2016) on file

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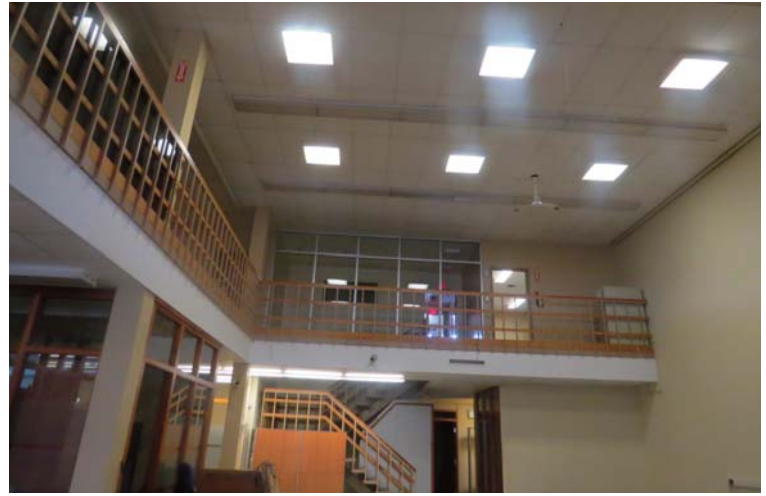
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Building Details

The ground floor of the Site building consists of a lobby/banking area, a vault, a safe room, boiler room, maintenance room, offices and washrooms. The second level consists of office space, a kitchen area and a mechanical/storage room. The third level consists of a storage room.

No elevator servicing the building

Gas-fired rooftop HVAC and gas-fired boilers supplying hydronic radiators

Zoning

MD – Mixed Use, City of Brockville Zoning By-Law No. 050-2014 uses included but not limited to Apartment dwelling as part of a mixed commercial/residential building, retirement home, business and professional offices, clinic or medical office, commercial recreation establishment, health club, restaurant, retail store

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