



HULLEY
— COLLECTIVE —

THREE COMMERCIAL PROPERTIES

FOR SALE

FORMER BEER STORE LOCATIONS

Westport • Sharbot Lake • Northbrook

CELL: **613.541.9821**

Email: **patrickhulley@gmail.com**

Web: **hulleycollective.ca**

REMAX RISE Executives - COMMERCIAL DIVISION

OFFERED BY: **PATRICK HULLEY**

BROKER OF RECORD / CO-OWNER



THREE STRATEGIC EASTERN ONTARIO OPPORTUNITIES

FOR SALE

FORMER BEER STORE PROPERTIES

REMAX Commercial is pleased to offer three former Beer Store properties located in the communities of Westport, Sharbot Lake, and Northbrook. Each site provides established commercial zoning, excellent visibility, immediate availability, and redevelopment or owner-occupier potential. Available individually or collectively, these properties represent a rare opportunity to secure commercial real estate in growing Eastern Ontario markets.

WHY THESE COMMUNITIES A CONNECTED AND CAPABLE CITY



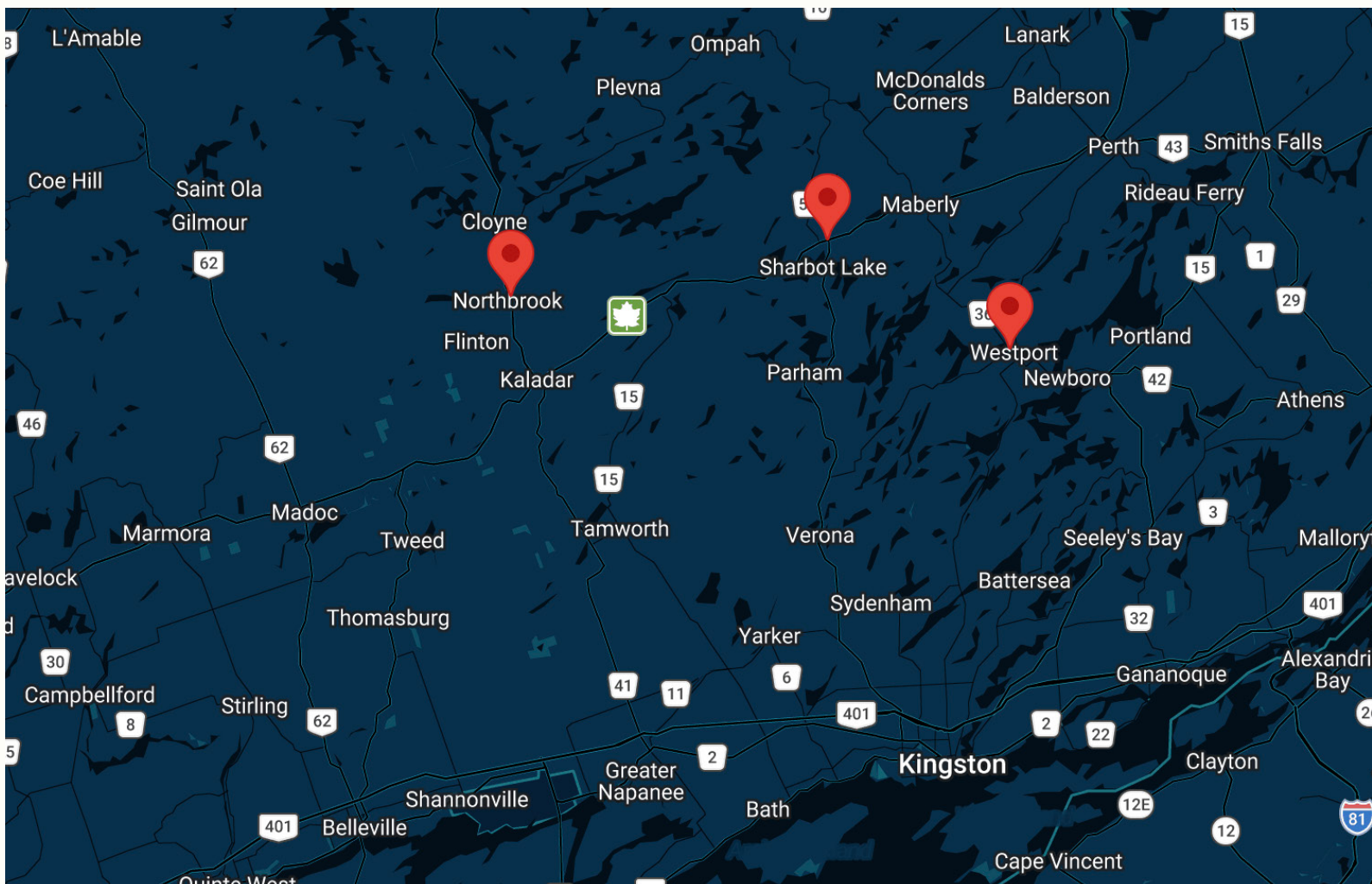
Located throughout Eastern Ontario's cottage country and regional service corridor, Westport, Sharbot Lake, and Northbrook serve as important commercial hubs for residents, visitors, seasonal cottagers, and passing highway traffic. Each property benefits from established commercial uses, strong visibility, and limited competing inventory.

■ 3 COMMERCIAL PROPERTIES AVAILABLE

■ FLEXIBLE COMMERCIAL REDEVELOPMENT OPPORTUNITIES

■ IMMEDIATE OCCUPANCY POTENTIAL

■ HIGHWAY & MAIN STREET EXPOSURE



REDEVELOPMENT POTENTIAL



Flexible Uses

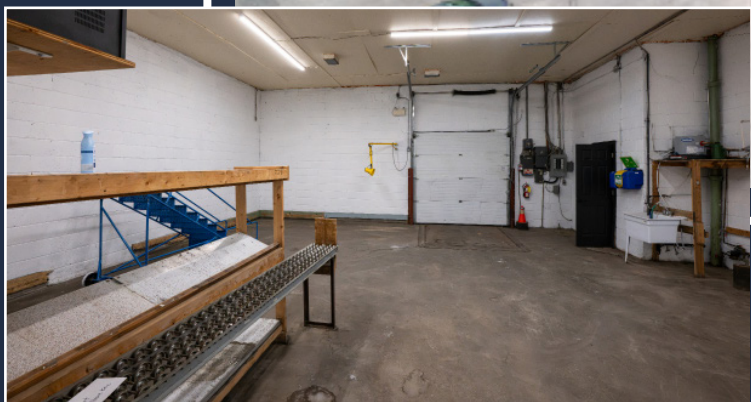
Across Multiple Markets

These former Beer Store locations offer opportunities for retail, service commercial, office, medical, convenience, restaurant, mixed-use, and redevelopment concepts subject to municipal approvals. Existing commercial zoning and established locations provide a strong foundation for future investment.

- Commercially Zoned Properties
- Established Community Locations
- Highway & Main Street Exposure

Immediate Availability

- Freestanding Buildings
- Available Individually or as a Portfolio



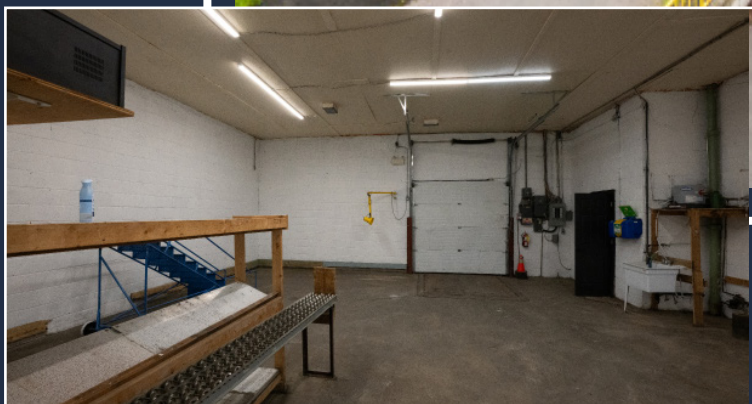
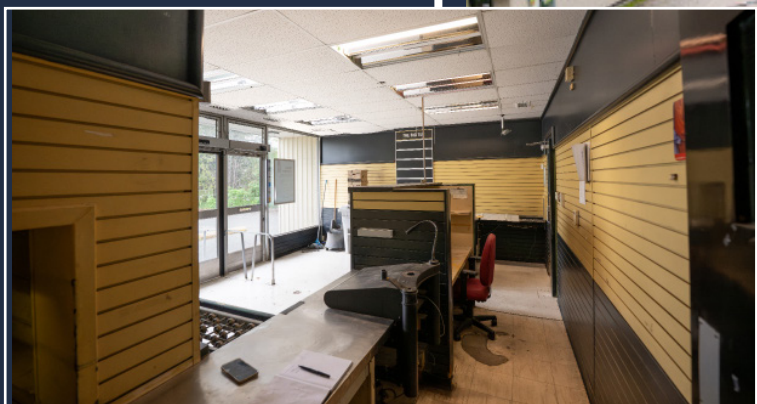
WESTPORT, ONTARIO

77 Bedford Street

Positioned adjacent to the Harvest Creek Health Centre Plaza and near the growing Watercolour community, this commercial property offers exceptional exposure within one of Eastern Ontario's most desirable waterfront villages. The site is well suited for retail, medical, professional office, or redevelopment uses.

STATS

-  \$399,800 + HST
-  0.687 Acre Lot
-  Zoned C2
-  2,794 Sq.Ft. Bldg
-  Taxes (2025) \$8,968.51



SHARBOT LAKE, ONTARIO

24585B Highway 7

Located along Highway 7 in the heart of Sharbot Lake, this highly visible commercial site sits beside the LCBO and near the proposed Tim Hortons and Circle K development. The 1.42-acre property benefits from significant regional traffic and excellent redevelopment potential.

STATS

-  \$459,000 + HST
-  1.42 Acre Lot
-  Zoned BD
-  3,216 Sq.Ft. Bldg
-  Taxes (2025) \$2,407.13



NORTHBROOK, ONTARIO

12334 Highway 41

Located on Highway 41 in the community of Northbrook, this affordable commercial opportunity offers strong visibility and accessibility within a regional service centre. Positioned beside the Lions Club and benefiting from established commercial zoning, the property is suitable for a variety of commercial uses.

STATS

-  \$249,800 + HST
-  0.488 Acre Lot
-  Zoned C1
-  +/- 2,836 Sq.Ft. Bldg
-  Taxes (2025) \$2,509.24



REMAX
COMMERCIAL

AVAILABLE FOR SALE

INDIVIDUALLY OR AS A PORTFOLIO

Whether you're seeking a single commercial property or a multi-site investment opportunity, these former Beer Store locations provide exceptional flexibility, visibility, and future potential across three established Eastern Ontario communities.



PATRICK HULLEY

BROKER OF RECORD / CO-OWNER

Cell: 613.541.9821

Email: patrickhulley@gmail.com

Web: hulleycollective.ca

[Linkedin.com/in/patrickhulley/](https://www.linkedin.com/in/patrickhulley/)

Further Info, Scan DATA LIBRARY ACCESS ->



PATRICK SEVERIN

REALTOR®

Cell: 613-561-5089

Email: soldbysevy@gmail.com



REMAX | RISE
EXECUTIVES, BROKERAGE - INDEPENDENTLY OWNED AND OPERATED