

# For Sale

66 Harriett Street,  
Belleville, On

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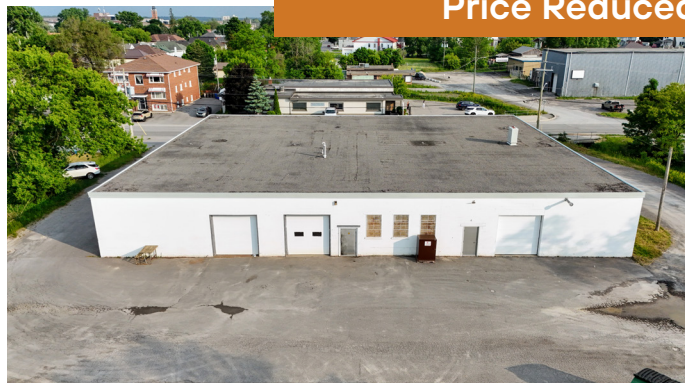
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Rockwell Commercial Real Estate, Brokerage

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Price Reduced \$1,875,000.00



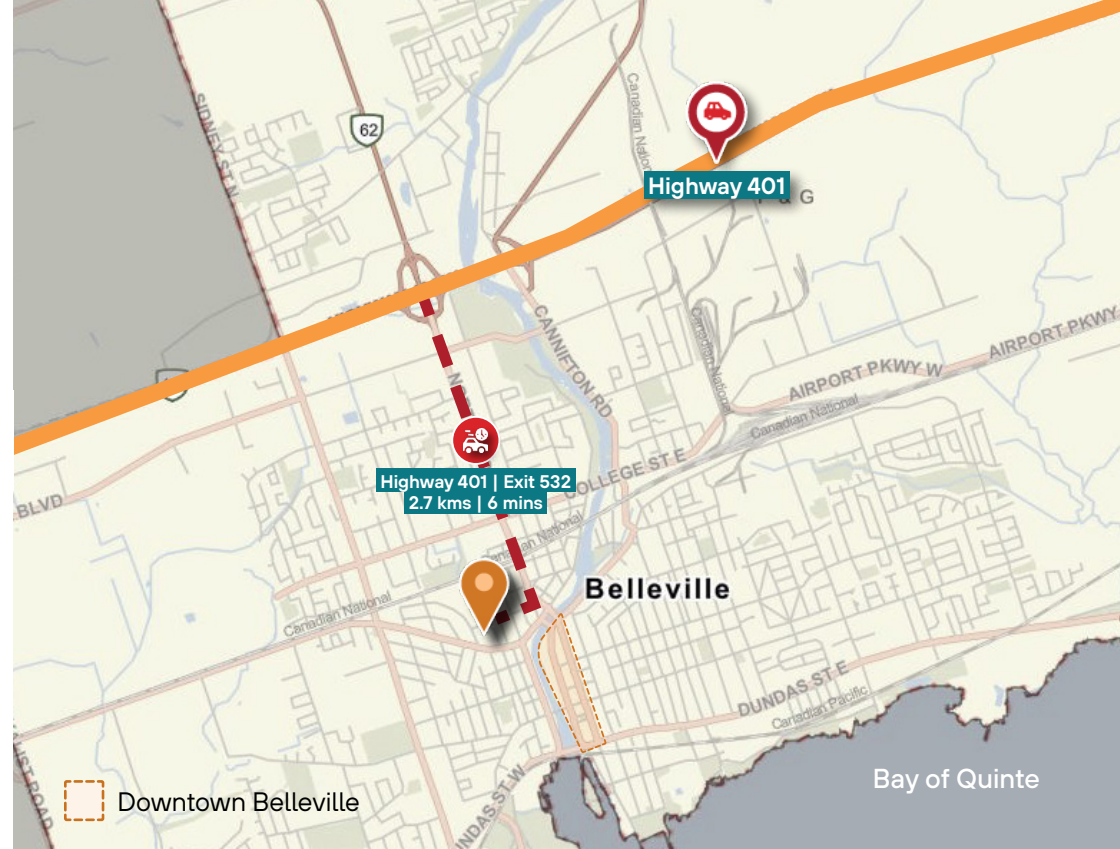
## Property Facts

<b>Lot Size:</b>	± 1.75 acres	
<b>Building Size:</b>	Unit 1 ( Car Quest)	± 8,238 sf
	Unit 2 (Mr. Print)	± 3,590 sf
	<b>Total</b>	± 11,828 sf
<b>Lot Size:</b>	± 1.745 acres	
<b>Zoning:</b>	Service Industrial Zone (IN2)	
<b>Official Plan:</b>	Employment Land	
<b>Clear Height (Warehouse):</b>	± 10'11" ft (varies between units)	
<b>Shipping/Receiving:</b>	Unit 1 ( Car Quest)	Three (3) grade 10 ft x 10 ft
	Unit 2 (Mr. Print)	One (1) grade 10 ft x 10 ft
<b>Electrical:</b>	200-amp, three-phase, 575v system. (TBC)	
<b>Site Services:</b>	Municipal	
<b>Property Taxes (2024):</b>	\$12,966.16	

**Asking Price \$1,875,000.00**

## Highlights

- Low building coverage ratio of 16%
- Excellent location with easy access to Highway 401 exit 543B, located within just 2.7 kilometers and 6 minutes by vehicle.
- Close proximity to Belleville's main retail hub with many amenities including: The Quinte Mall, Canadian Tire, Shoppers Drug Mart, Starbucks, Shell, LCBO, NOFRILLS and more.
- Strategic Eastern Ontario location with direct access to major markets: Toronto (±1 hr 55 min), Ottawa (±2 hr 36 min), Montréal (±3 hr 41 min), and Kingston (±53 min)



## Zoning

IN2 (Service Industrial Zone) zoning allows for a wide variety of uses including:

- Artisan workshop establishment
- Aquaculture office
- Brewery and/or distillery printing or publishing establishment
- Business and industrial incubator Research and development facility
- Cannabis production facility (licensed by Health Canada) Rental outlet
- Health club Self storage
- Instructional Taxi business
- Manufacturing, assembling fabricating, or processing plant Warehouse
- Motor vehicle body shop Wholesale business
- Motor vehicle repair garage
- Motor vehicle washing