



35 Brook Street

2 Acre Commercially Zoned Property in Port Perry, ON

Lennard:


35 Brook Street

2 Acre Commercially Zoned Property fronting on Highway 7/12 in Port Perry, ON.

 Site
2.028 acres

 Available Space
±6,896 SF
Front Building
±2,752 SF
Rear Building
±4,144 SF

 Zoning
C4 (Highway Commercial)

 Asking Price
\$3,400,000
Taxes
\$16,690.21

 Listing Agent
Scott Sutherland*
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*Sales Representative

Property Highlights

- Large graveled lot with road access on Brook Street
- Property consists of 2 buildings
- Front building fully tenanted, leased to December 31, 2026
- Rear building fully tenanted to December 31, 2026. Owner will vacate (Owner and second tenant at 1,200 SF & 2,944 SF respectively)

Current Monthly Net Income

	Tenant	Size	Monthly Rent
Front Building	Jerry's Truck Service	2,752 SF	\$2,300
Back Building	Stevenson Specialty Cars	1,200 SF	\$1,500
	Scugog Transmission	2,944 SF	\$1,300
Separate Tenant	Sea Can Rental	--	\$250
Total Monthly NOI			\$5,350
<small>*All Tenants are month-to-month</small>			

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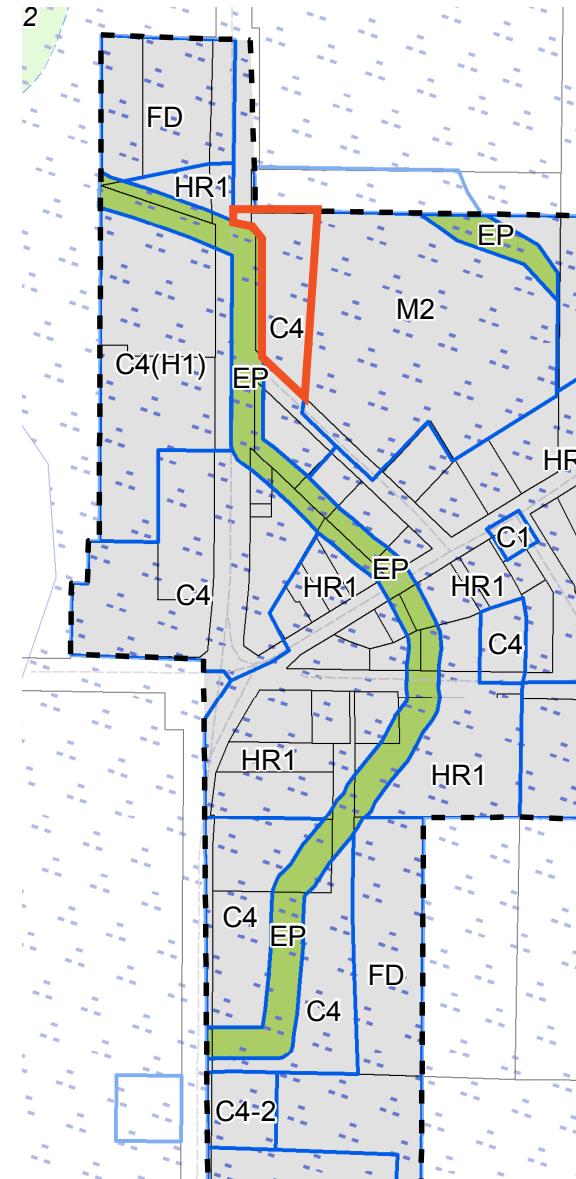
Zoning

Under the Township of Scugog's, the property is zoned C4 under the Highway Commercial Zone.

Permitted Uses

- Banquet Hall
- Brewery/Winery
- Building Supply Outlet
- Convenience Store
- Dwelling Units ⁽¹⁾
- Emergency Service Facilities
- Equipment Sales, Service and Rental, Light
- Garden Centre
- Hotel
- Landscaping Operation
- Marina
- Mobile Home Sales and Service Establishment
- Motel
- Motor Vehicle Gasoline Station
- Motor Vehicle Repair Shop
- Motor Vehicle Sales and Service Establishment
- Motor Vehicle Service Station
- Motor Vehicle Wash
- Office, Business, Professional or Administrative
- Place of Entertainment
- Public Utility
- Recreational Vehicle Sales and Service Establishment
- Restaurant
- Restaurant, Drive- Through
- Restaurant, Take-out
- Retail Store
- Service Shop, Trade
- Shopping Centre, Neighbourhood Commercial
- Workshop

(1) Permitted within a portion of a Non-Residential Building permitted within the Commercial Zones
For full zoning information, please refer to the Township of Scugog's Zoning By-Law at <https://www.scugog.ca/building-development/planning-and-development/zoning/>



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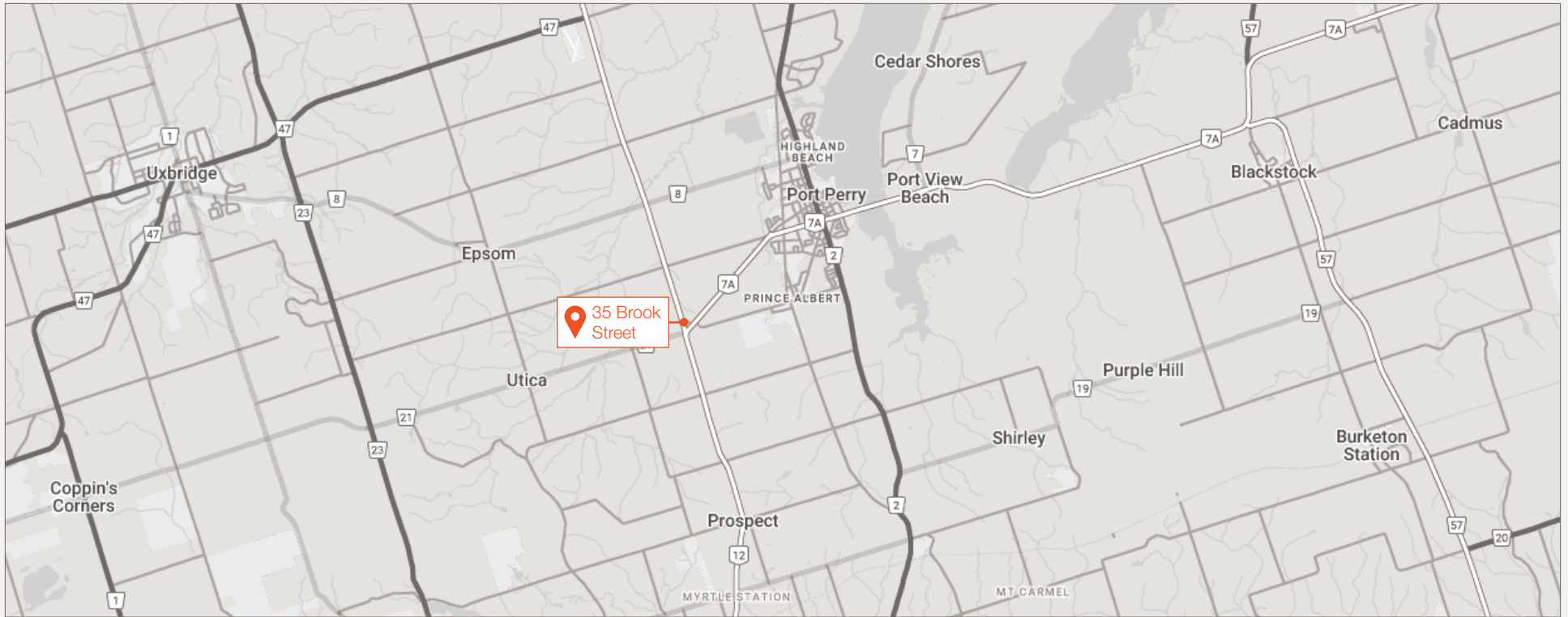


*A bright future
for your business
is right here.*

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