FOR LEASE

PROPOSED IN-LINE OPPORTUNITY

4,000 Sq Ft

3027 Parkedale Avenue

Brockville, ON

$28.00 psf (Net)

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North Shore Commercial Realty Group
Kingston, Brockville & Belleville, ON

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Property Overview

Introducing an exciting new development at 3027 Parkedale Avenue in Brockville, located just 3 minutes north of Exit 696 (Stewart Boulevard) on the 401. This prime site offers exceptional visibility and accessibility. The in-line option is a 4,000 sqft building that can be demised into 3 x 1,333 sqft units.

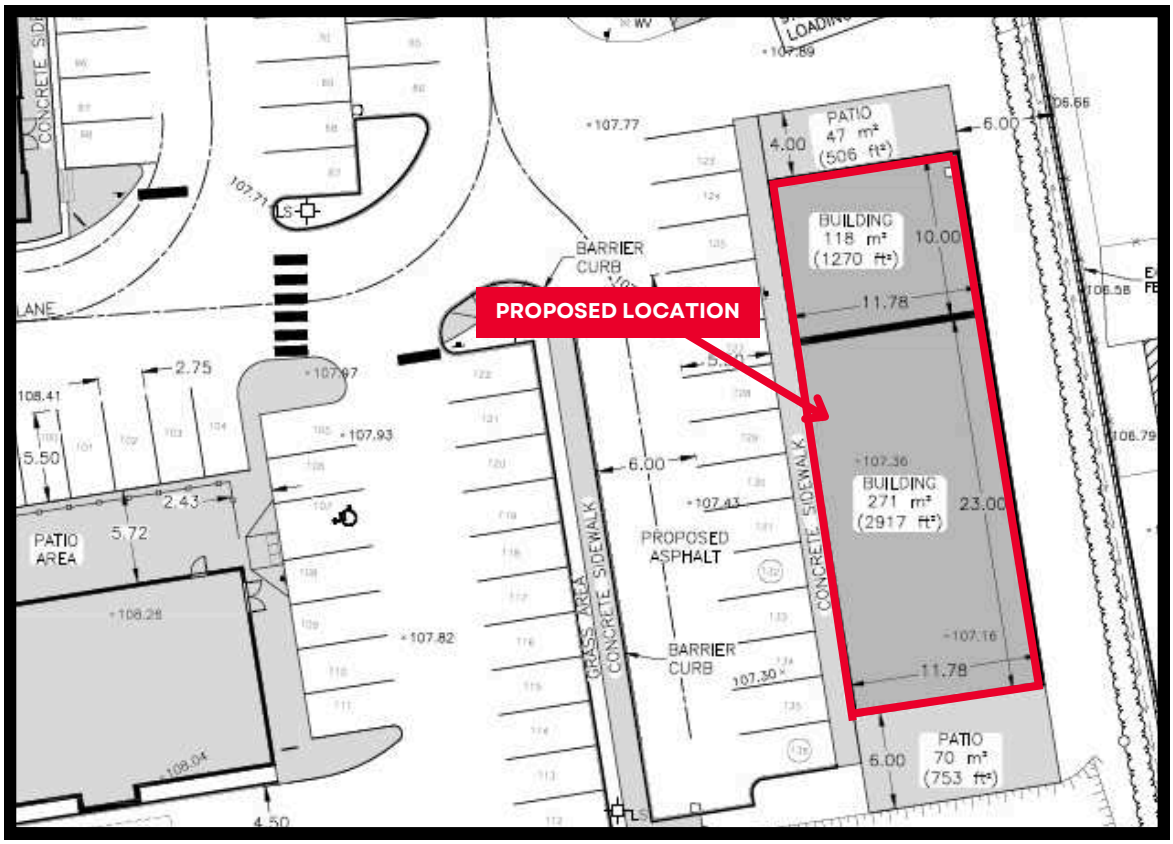
Current tenancies are Dollarama, Mary Browns, Red Swan Pizza, Pita Pit and Chucks Roadhouse. Located in close proximity is Food Basics, KFC, Mexi's Brockville, the Holiday Inn Express & Suites, Brockville Inn & Suites, the Comfort Inn, residential neighborhoods to the north and brand new seniors housing.

PROPERTY OVERVIEW

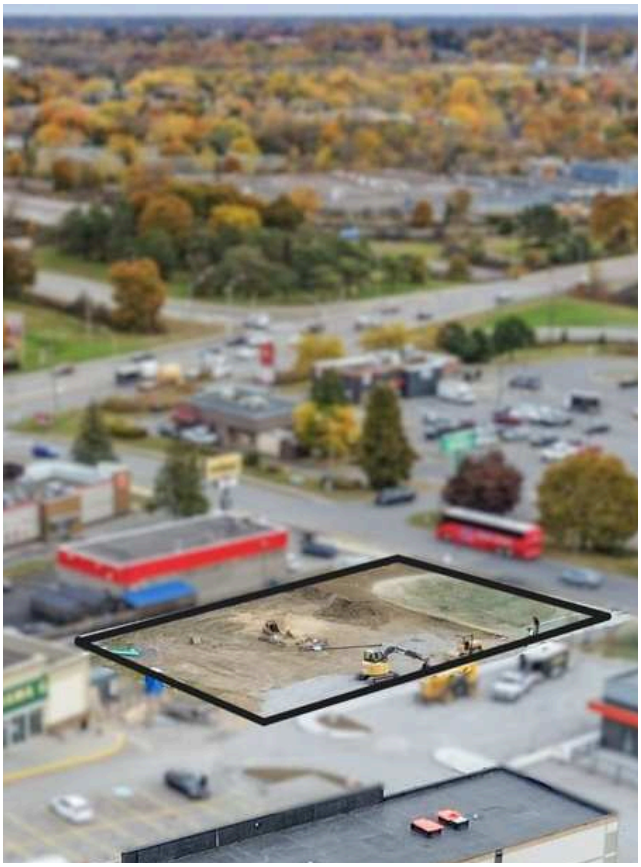
Property Details

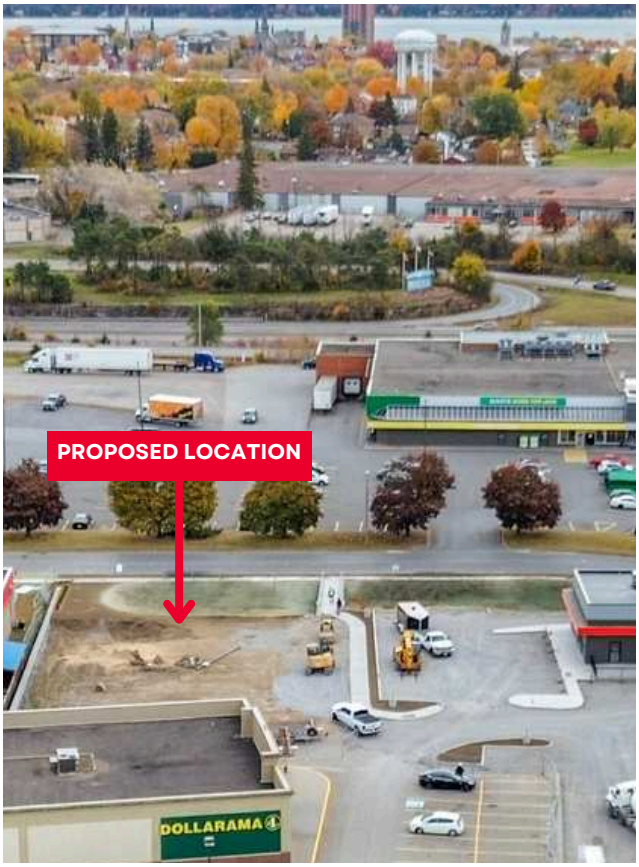
Municipal Address: 3027 Parkedale Aveune, Brockville, ON K6V 3G7
PIN: 441840222
In-Line Premises Site: 4,000 Sqft
Zoning: C3
Lot Frontage: 252.71 Ft
Minimum Lease Term: 120 Months
Tenant Allowance: $20.00 psf
Taxes and CAM: $12.13 psf (2025)
Heating: Gas - Forced Air Closed
Cooling: 1 Ton per 400 sq ft, with option to increase capacity based on Tenant's requirements
Utilities: Gas, hydro, water and sewer (In addition to rent)
Electrical: 600V-200 AMP
Gas Line Size: 1 1/2"
Insulation: R24 Drywall

PROPERTY DETAILS

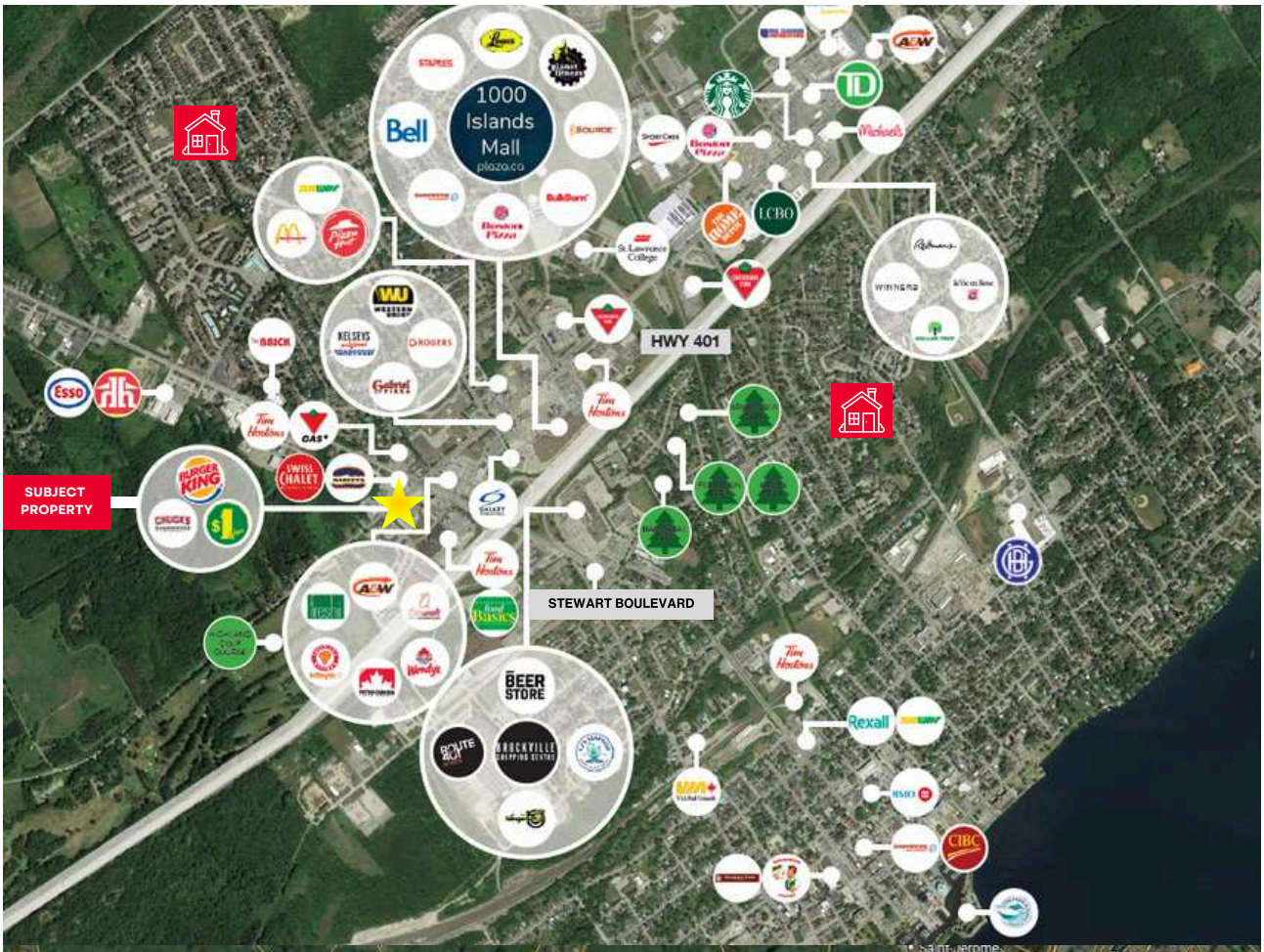
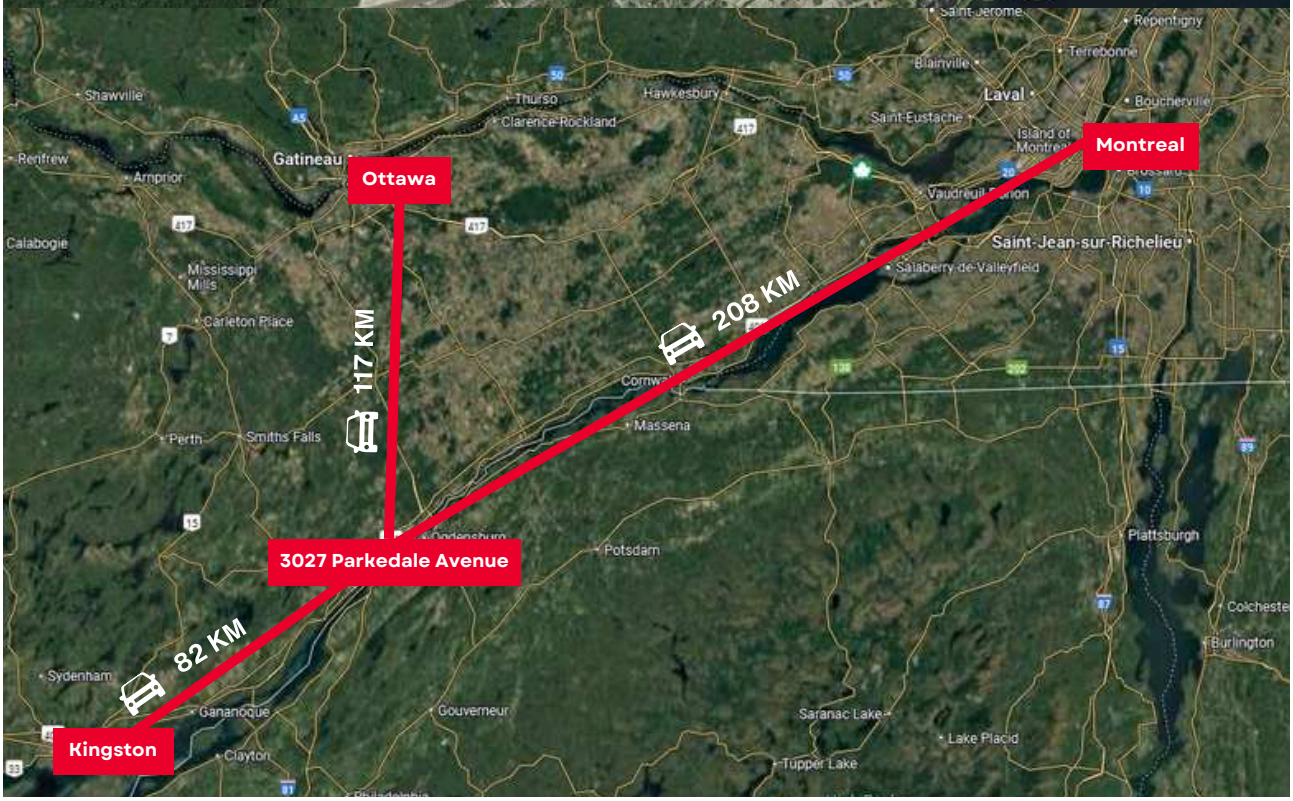


Proposed In-Line Site





PROPOSED IN-LINE SITE

Location Overview

LOCATION OVERVIEW