



COMMERCIAL OFFICE INVESTMENT OPPORTUNITY | FOR SALE

13 Commerce Court

Hastings Highlands (Birds Creek), Ontario K0L 1C0

Presented by Kimberly Ann Collins, Salesperson | Coldwell Banker The Real Estate Centre, Brokerage
905-895-8615 | 425 Davis Dr, Newmarket ON L3Y 2P1 | MLS# X13490054

OFFERED AT

\$1,250,000

7,100 SQ FT | BUILT 2013

Executive Summary

FOR SALE | \$1,250,000

Exceptional commercial opportunity at 13 Commerce Court, offering a versatile and functional workspace designed to support a wide range of business operations. The property features 11 bright, fully furnished private offices, complemented by a spacious open-concept area that can accommodate a showroom, additional workstations, collaborative workspace, training area, or many other business uses.

The space is thoughtfully equipped with a professional boardroom, welcoming reception area, and a convenient staff kitchen, creating an efficient and comfortable environment for employees and visitors alike.

A standout feature of the property is the approximately 600 sq. ft. attached garage with a 14' x 16' grade-level bay door, providing excellent functionality for shipping and receiving, equipment storage, fleet vehicles, workshop space, or light industrial operations. Ample front parking ensures convenient access for staff and clients, while the garage offers seamless loading and delivery capabilities.

Whether you're expanding your operations, establishing a corporate office, creating a showroom, or seeking a flexible commercial space to support future growth, 13 Commerce Court delivers the adaptability and features needed to meet the needs of a wide range of businesses.



Aerial view - Highway 62 corridor exposure



Signature two-storey timber-frame atrium

\$1,250,000 LIST PRICE	7,100 SF TOTAL AREA	11 PRIVATE OFFICES
21 PARKING SPACES	2013 YEAR BUILT	UC URBAN COMMERCIAL

A Bright, Fully Furnished Workspace

FOR SALE | \$1,250,000



Grand atrium with glass-rail mezzanine and exposed Douglas fir beams



Boardroom with A/V



Executive corner office

DESIGNED TO IMPRESS

Soaring ceilings, warm timber structure and walls of glass give the interior a calibre of finish rarely found in the region. Natural light floods every workspace, framed by forested views.

MOVE-IN-READY FEATURES

- 11 furnished private offices across two levels, several with premium corner exposures
- Professional boardroom with large-format display, projector and A/V equipment (included)
- Open-concept atrium suited to showroom, reception events, training or team workstations
- Welcoming reception area with adjacent client waiting space
- Staff kitchen with full-size appliances plus a second kitchenette servery
- Four washrooms conveniently located on both floors
- Atrium TV monitor and boardroom televisions included in the sale

Function Meets Flexibility

FOR SALE | \$1,250,000



Furnished private office



Office with sliding barn door



Flexible meeting / file room

ATTACHED GARAGE & LOGISTICS

- Approx. 600 sq. ft. attached garage with 14' x 16' grade-level bay door
- Ideal for shipping & receiving, fleet vehicles, equipment storage, workshop or light industrial use
- Seamless loading and delivery directly into the building
- 21 surface parking spaces with ample front parking for staff and clients

VERSATILE BUSINESS USES

- Corporate or regional head office / professional services firm
- Government agency, healthcare or community services provider
- Showroom, retail or client-facing service centre • Multi-tenant income property



Rear elevation - grade-level bay door, ductless heat pumps and generator

Property Specifications

FOR SALE | \$1,250,000

ADDRESS	13 Commerce Court, Hastings Highlands (Herschel Ward), ON K0L 1C0
LIST PRICE	\$1,250,000 (For Sale)
PROPERTY TYPE / USE	Office - Freestanding
TOTAL AREA	7,100 sq. ft. on two storeys
LOT SIZE	288.47 ft × 150.79 ft
YEAR BUILT	2013 (per builder)
ZONING	UC - Urban Commercial
PARKING	21 surface spaces
GARAGE	Attached, approx. 600 sq. ft.; 14' W × 16' H grade-level door
WASHROOMS	4 (two per level)
HEATING / COOLING	Ductless heat pumps; air conditioning
WATER / SEPTIC	Drilled well; private septic; hydro services
TAXES	\$17,401.99 (2025 annual)
PIN# / MLS#	400430312 / X13490054
POSSESSION / SURVEY	Negotiable / Survey available
HST	In addition to sale price



Staff kitchen with full appliance package

INCLUDED IN SALE

All electric light fixtures, all fixtures, refrigerator, range/oven, microwave, all office furniture, large TV monitor in the atrium, and all audio-visual equipment and televisions in the boardrooms.

EXCLUDED

Employee computers, monitors, printer, HP plotter and peripheral devices, and file server.

Location & Zoning Advantage

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A STRATEGIC HIGHWAY 62 LOCATION

Positioned at Highway 62 and Y Road in the growing hamlet of Birds Creek, just minutes north of Bancroft, the property enjoys strong visibility, easy staff and client access, and proximity to the commercial heart of Hastings County. The Birds Creek Secondary Plan identifies designated residential, commercial and growth areas nearby, supporting long-term investment in this corridor.

UC ZONING - PERMITTED USES (NOT EXHAUSTIVE)

- Business and professional offices
- Professional services
- Retail stores and showrooms
- Restaurant • Hotels and tourist accommodations

WHY 13 COMMERCE COURT

- Modern 2013 construction - architectural timber-and-glass design
- Turnkey and fully furnished: relocate or lease with minimal capital outlay
- Rare combination of Class-A style office plus industrial-grade garage
- Major highway frontage in a designated growth area
- Flexible layout supports single-user or multi-tenant income strategies



Aerial view of the site and Highway 62



Forested setting with year-round appeal



FOR MORE INFORMATION OR TO ARRANGE A TOUR

Kimberly Ann Collins

BROKER

Coldwell Banker The Real Estate Centre, Brokerage

Office: 416-559-6618

425 Davis Dr, Newmarket ON L3Y 2P1

MLS# X13490054

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Offered at \$1,250,000

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