



GROUND LEASE INVESTMENT OPPORTUNITY

350 N. Front St.,

BELLEVILLE, ONTARIO



Rockwell Commercial
Real Estate, Brokerage
78 Brock St. Kingston, ON K7L 1R9
www.rockwellcre.com

Investment Summary

Located at 350 North Front Street in Belleville, this exceptional 0.57-acre ground lease offering presents investors with the opportunity to acquire a long-standing, institutionally backed quick-service restaurant asset occupied by Wendy's Restaurants of Canada Inc.. The tenant has successfully operated at this high-profile commercial corridor location since 1985, demonstrating nearly four decades of proven performance and commitment to the site. Further reinforcing the strength of the tenancy, Wendy's completed a comprehensive rebuild of the drive-through restaurant in 2021, modernizing the asset to current brand standards and enhancing the customer experience. Strategically positioned along one of Belleville's primary retail arteries, the property benefits from outstanding visibility, strong traffic volumes, and proximity to Highway 401, major national retailers, established residential neighbourhoods, and commercial amenities. This offering provides investors with secure, passive income backed by an established national tenant with a long operating history at the property and continued capital investment in the location.

GROUND LEASE OPPORTUNITY | BELLEVILLE, ON

Welcome to 350 N. Front St.

Site Details

Price	\$1,895,000.00
Cap Rate	4.22% based on ground lease rent commencing January 1, 2027
Tenant	Wendy's Restaurants of Canada Inc.
Guarantor	Wendy's International Inc.
Tenant Since	1985
Lease Expiry	December 31, 2031
Renewal Options	2 x 5 years each
Building Size	± 2,687 sf - demolished and rebuilt to modern standards in 2021
Land Size	± 24,645 sf (± 0.57 ac)
Parking Spaces	± 30 paved spaces
Drive-through	Yes

For more information, please contact:

Peter Kostogiannis

Broker of Record/President

+1 613 542 2724

peter.kostogiannis@rockwellcre.com

Scott Botting, B. Com

Broker

+1 613 542 2724

scott.botting@rockwellcre.com



Highlights

Strategic Location Advantage

- Immediate access to Highway 401
- Positioned along North Front Street, a major commercial corridor
- Located within Belleville's primary retail trade area
- Area serves a growing regional population throughout the [Bay of Quinte area](#)

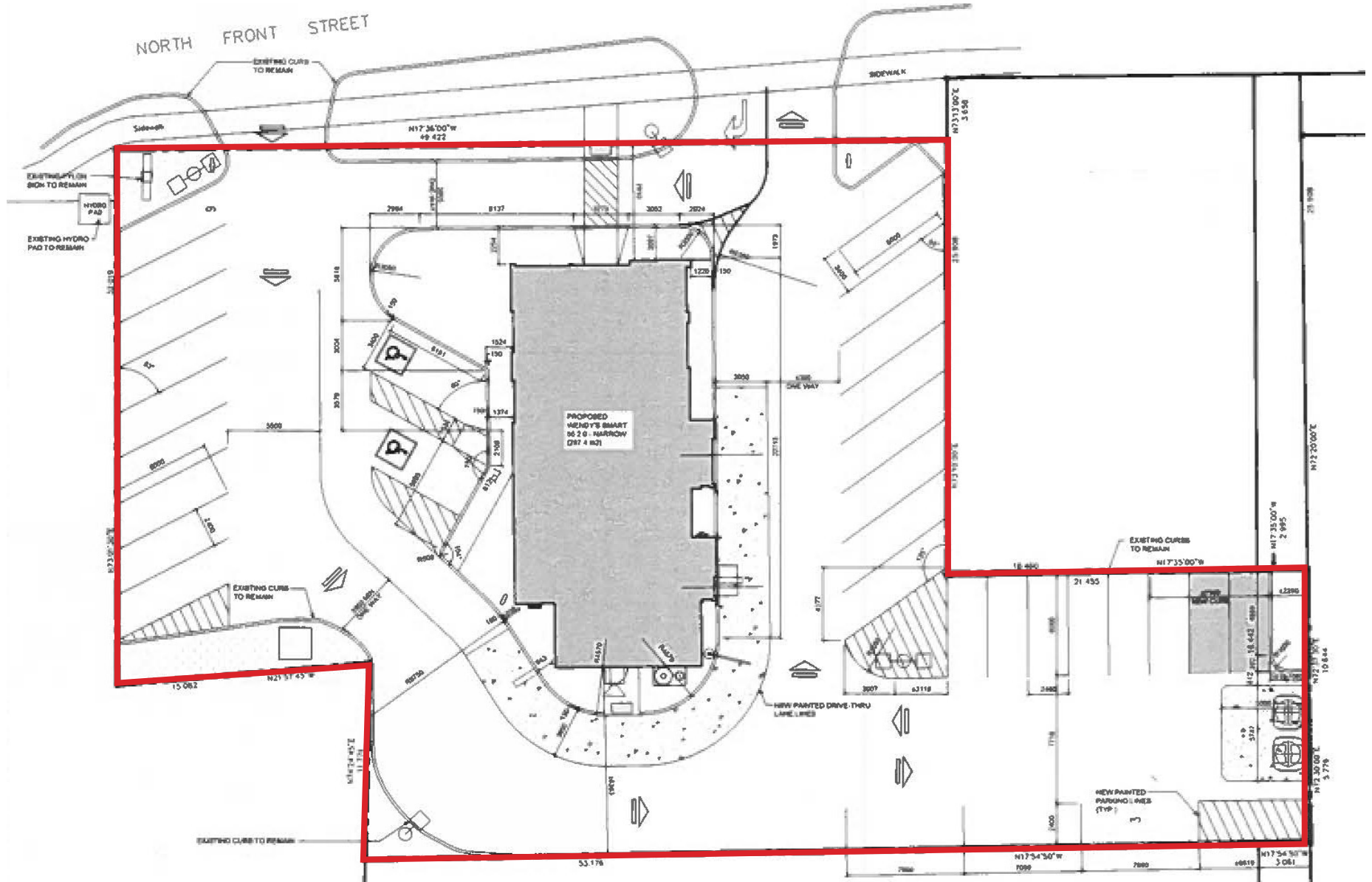
Established Commercial Surroundings

- **National Retail Presence:** Surrounded by major national retailers, quick-service restaurants, grocery stores, and large-format commercial developments.
- **Consumer Draw:** Serves the broader Bay of Quinte region with consistent daytime traffic and regional consumer activity.
- **Commercial Synergy:** Positioned near Quinte Mall, Walmart, Canadian Tire, Home Depot, automotive dealerships, and multiple service commercial uses.
- **Growth Fundamentals:** Supported by ongoing residential and commercial growth throughout the Belleville market area.



Site Plan

North Front Street





Quinte Mall
love shopping

- American Eagle Outfitters
- Ashley Home Store
- Bath & Body Works
- Bell
- Best Buy
- Booster Juice
- Boston Pizza
- Denny's
- Dollarama
- East Side Mario's
- Game Stop
- GAP
- Garage
- Goodlife Fitness
- Indigo
- LensCrafters
- Montana's
- Old Navy
- Peoples
- Roots
- Rogers
- Sephora
- Shoppers Drug Mart
- Sport Chek
- Sunglass Hut
- Tim Hortons
- Winners



Belleville
Population¹
55,071

Belleville
Population (CMA)¹
111,184

Highway 401 between
Exit 543 and Exit 544²
± 48,800

¹ Statistics Canada – Kingston Community Census Profiles, 2021

² MTO AADT, 2021



Contact Information

Peter Kostogiannis

Broker of Record / President

+1 613 542 2724 x 24

peter.kostogiannis@rockwellcre.com

Scott Botting, B.Com

Broker

+1 613 542 2724 x 33

scott.botting@rockwellcre.com



**Rockwell Commercial
Real Estate, Brokerage**

78 Brock St. Kingston, ON K7L 1R9

www.rockwellcre.com

©2026 Rockwell Commercial Real Estate Brokerage Corp. Independently owned and operated. Also operating as Rockwell Commercial Real Estate, Brokerage. All rights are reserved. No representation or warranty, express or implied, is made as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and/or to any special listing conditions imposed by the property owner(s). No representation or warranty is made with respect to the condition any real property or properties. V250121 ©2025 Rockwell Commercial Real Estate Brokerage Corp. Independently owned and operated. Also operating as Rockwell Commercial Real Estate, Brokerage. All rights are reserved. No representation or warranty, express or implied, is made as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and/or to any special listing conditions imposed by the property owner(s). No representation or warranty is made with respect to the condition any real property or properties. V260602