

FOR SALE

COMMERCIAL FREESTANDING BUILDING



447 CENTRE STREET NAPANEE \$1,275,000

STEPHEN GRAY

Sales Representative

✉ sgray@rtcr.com

☎ 613-572-1544

KOSTAS DOULAS

Broker of Record

✉ kdoulas@rtcr.com

☎ 613-384-1997

📍 20 Gore Street, Suite 102, Kingston, Ontario K7L 2L1

**Rogers
& Trainor**

Commercial Realty Inc.
Brokerage

RTCR.COM

All information provided is deemed reliable but is not guaranteed and should be independently verified.

FOR SALE

447 CENTRE STREET, NAPANEE

PROPERTY DETAILS

CIVIC ADDRESS: 447 Centre Street, Napanee, ON, K7R 1V4

ASKING PRICE: \$1,275,000

ARN: 112103002020700

PIN: 450860012

LEGAL DESCRIPTION: PT LT 21 CON RICHMOND PT 1, 2 29R2906; S/T LA106831E; GREATER NAPANEE

BUILDING SIZE: +/- 8,500 sq ft

FRONTAGE: +/- 70.25

DEPTH: +/- 292.19

LOT SIZE: 0.48 Acres (MPAC)

ZONING: C2-9

REALTY TAXES: \$20,083.08 (2026)

HVAC: Central A/C and Gas Forced Air

PARKING: Ample parking on site

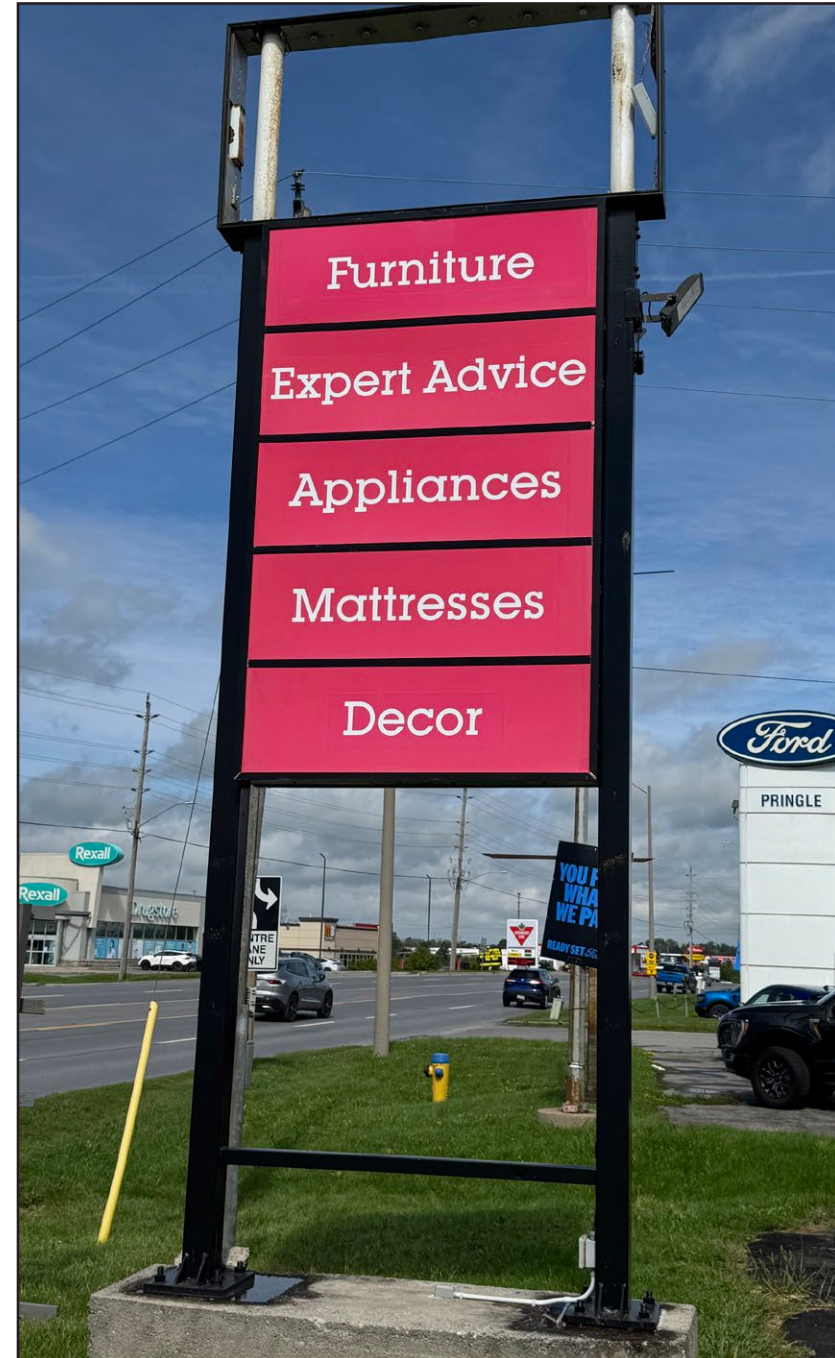
CLEAR HEIGHT: 18 ft (MPAC)

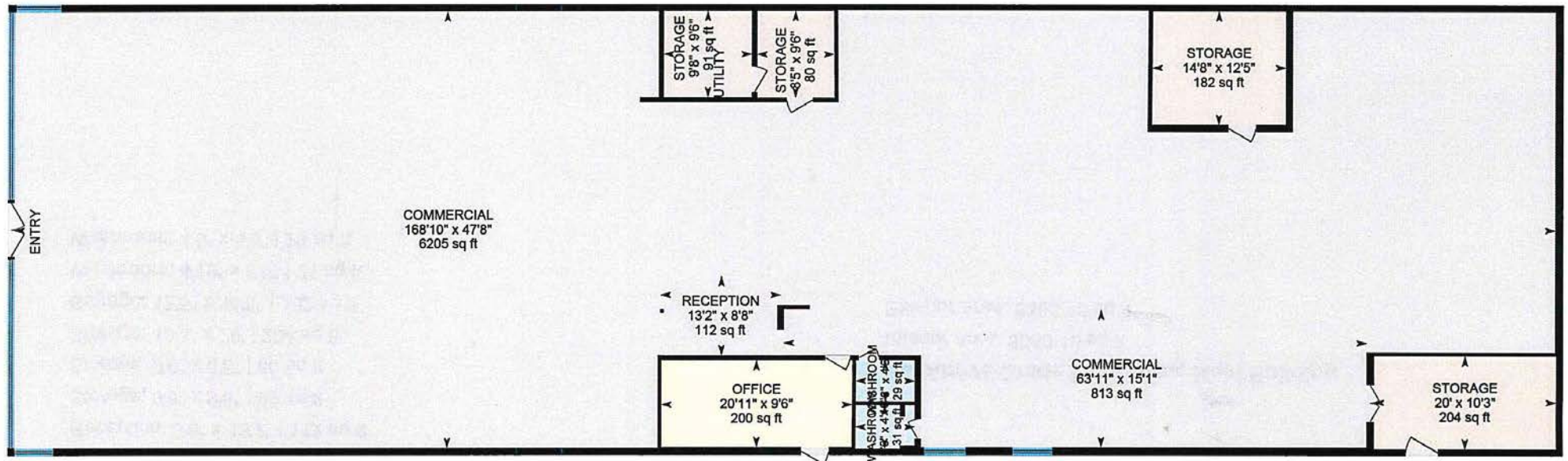
DOORS: One double man shipping door - 7'8" high



FOR SALE

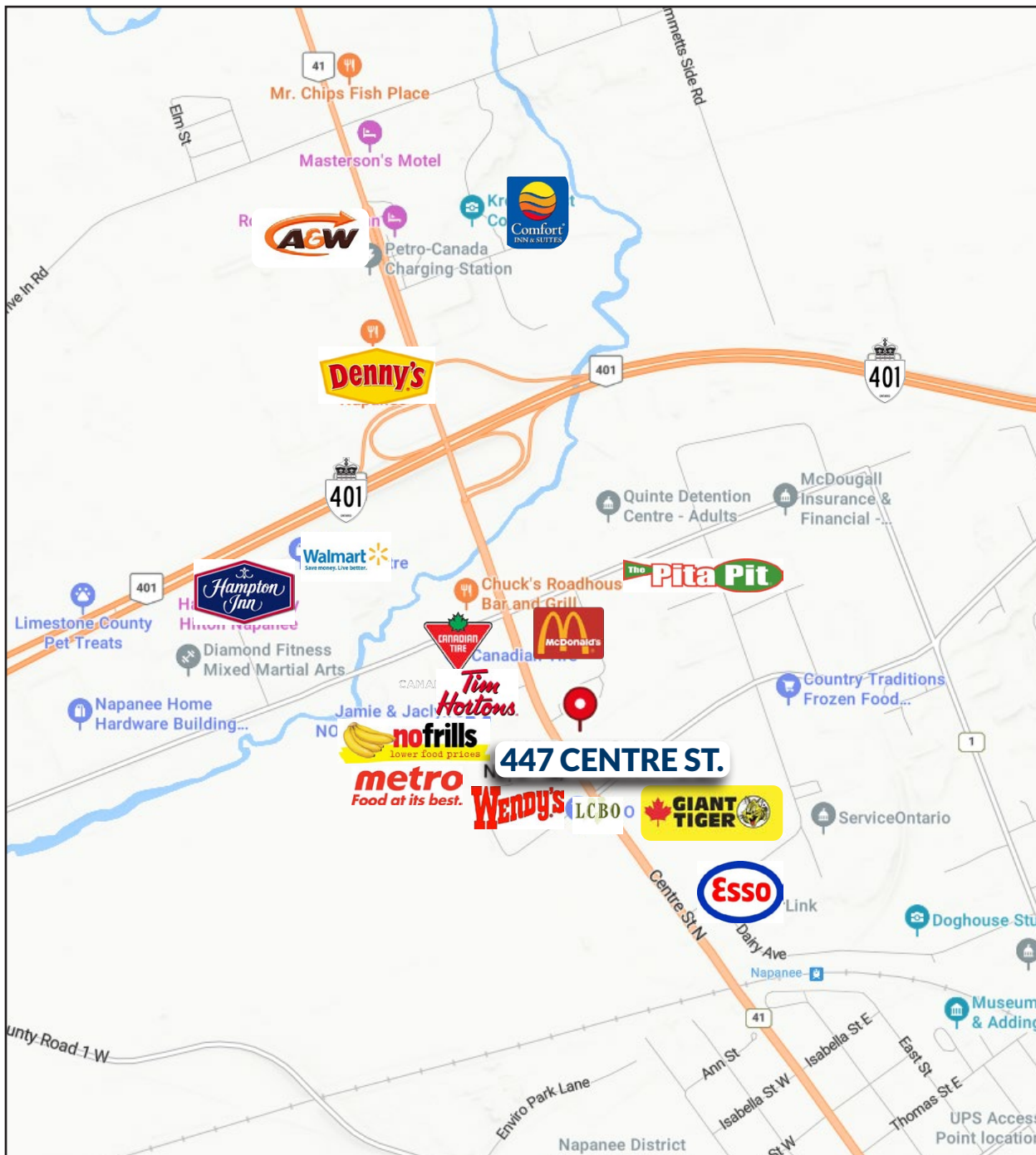
447 CENTRE STREET, NAPANEE





LOCATION

447 CENTRE STREET, NAPANEE



- Lennox & Addington has a population of 42,888 and a labour force of 23,275.
- Direct access to the second largest labour pool in Eastern Ontario with over 300,000 people within a 30-minute drive of central L&A.
- Located on the main Toronto-Ottawa-Montreal corridor
- Lennox & Addington includes large international corporations including Goodyear, Bombardier and Lafarge (Source: Lennox & Addington County)

NEIGHBOURHOOD HIGHLIGHTS

RESTAURANTS

- Parker's BBQ & Prime Rib Grill
- Swiss Chalet
- Spuds Restaurant & Catering
- barBURRITO

GROCERY

- NOFRILLS
- Metro
- Country Traditions

FITNESS & RECREATION

- Diamond Fitness Martial Arts
- Planet Fitness
- Fitt For You

AMENITIES

- Canadian Tire
- Rexall
- Giant Tiger
- BMO, CIBC, RBC

NAPANEE, ONTARIO



Napanee is a part of the County of Lennox & Addington in the heart of Eastern Ontario. Conveniently situated along Highway 401, it's borders stretch from the shores of the Bay of Quinte on Lake Ontario north to Roblin, the western gateway to the Land O'Lakes region. Greater Napanee has a vibrant, historic town with a population of 15,892 making it a great place to live, work and play.

Napanee is blessed with one of the best-preserved historic main streets in Ontario. It reflects heritage wherever you look. Shoulder to shoulder, solid brick commercial buildings line both sides of the street. Napanee was more than 100 years old when the heart of today's town was constructed. The first settlement even predates Upper Canada which was created in 1791.

Napanee offers a stable and skilled labour force, excellent transportation facilities including mainline CN and CP Rail, VIA Rail commuter service, direct access to major highways, fibre optics, exceptional infrastructure for business, prime employment lands and local government committed to business needs.



LOCAL AMENITIES

- A & W, Denny's
- Canadian Tire
- Tim Horton's
- Walmart
- Planet Fitness
- RBC, CIBC, TD
- Coffee Cravings
- Sushi Nori
- Mama Mia's Pizza
- Circle K
- Prestige Dance Academy
- Country Traditions
- LCBO
- Metro

**Rogers
& Trainor**

