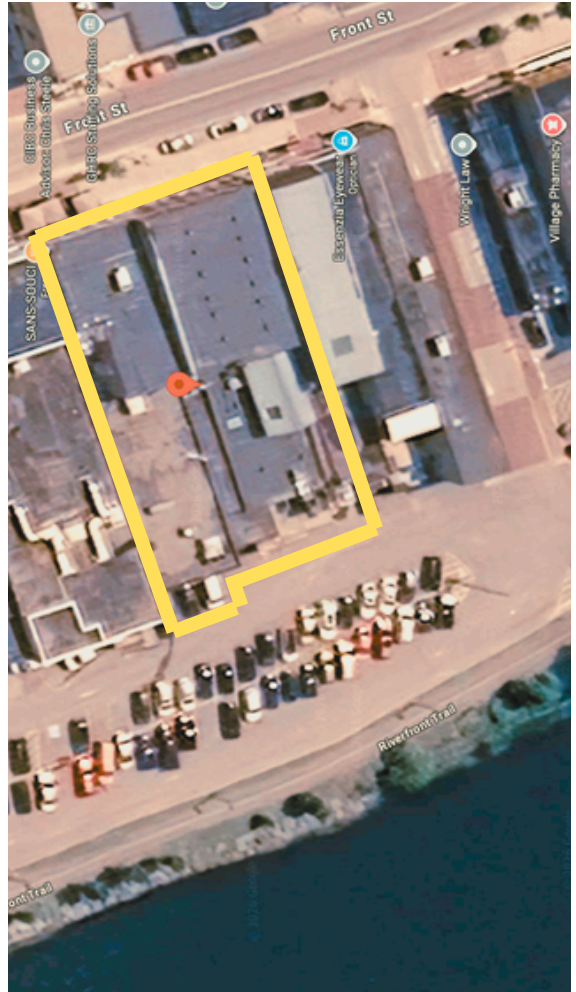


# 232 & 240 FRONT STREET, BELLEVILLE AN EXCLUSIVE OPPORTUNITY

Combined Development Specs	232 Front St (The Maverick)	240 Front St (Sans Souci)	Combined Total (Landmark Opportunity)
Address	232 Front St	240 Front St	232-240 Front St
Building	18,805 SF	5,639 SF	24,444 SF
Frontage	52.33 FT	40 FT	92.33 FT
Site Area	8,208 SF	~8,122 SF	~16,330 SF
Price	\$1,995,500	\$1,095,000	\$3,090,500



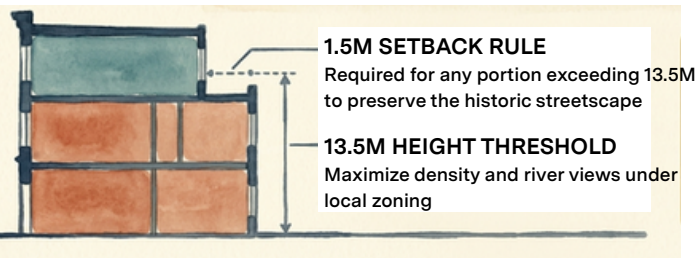
Whether you're an investor, restaurateur, hotelier, or visionary developer, these iconic properties in the heart of downtown Belleville offer a design-ready canvas to create a landmark destination in one of Ontario's fastest-evolving downtown cores. Whether you see this as a mixed-use commercial hub, a boutique hotel, a food hall with residences above, or a phased development that grows with the market, this combined site gives you the scale and flexibility to make it happen.



Merging two properties doubles street presence and land area, creating a footprint of over 16,000 SF in a prime C2-3 zone.

Both properties back onto the Moira River and the River Walk Trail, and sit in the heart of downtown Belleville. Both have basements and upper-level development potential.

**Build Upward to Maximize Value:** The development plan allows for the addition of new floors, significantly increasing density and residential capacity.



\*\*Concept Illustration for what it could be with additional levels

