

FOR LEASE

IN-LINE RETAIL OPPORTUNITY

Unit A: 1,375 Sq Ft

Unit B: 775 Sf Ft

Occupancy: Immediate



7721 Kent Boulevard
Brockville, ON

\$30.00 psf (Net)

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Property Overview



Introducing an exciting new development at 7721 Kent Blvd., 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 with two premises remaining. Unit A 1,375 sf and Unit B 775 sf. Unit C is leased as of April 2026.

Current tenancies are Dollarama, Mary Browns, Red Swan Pizza, Pita Pit, Thai Express, Mr Sub, 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



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



Property Details

Municipal Address: 7721 Kent Blvd., Brockville, ON K6V 3G7

PIN: 441840222

Unit A: 1,375 Sqft with a 38 ft x 13 ft patio, **Unit B:** 775 sf (no patio)

Zoning: C3

Lot Frontage: 252.71 Ft

Minimum Lease Term: 120 Months

Net Rent: \$30.00 psf

Taxes and CAM: \$12.13 psf (2026)

Heating: Gas - Forced Air Closed

Cooling: Unit A: Up to 6 tonnes can be provided, Unit B: 2 tonnes

Electrical: To be detmined

Utilities: Gas, hydro, water and sewer (In addition to rent)

Water Line: Sanitary 4.0 inches, water line is ¾ inches

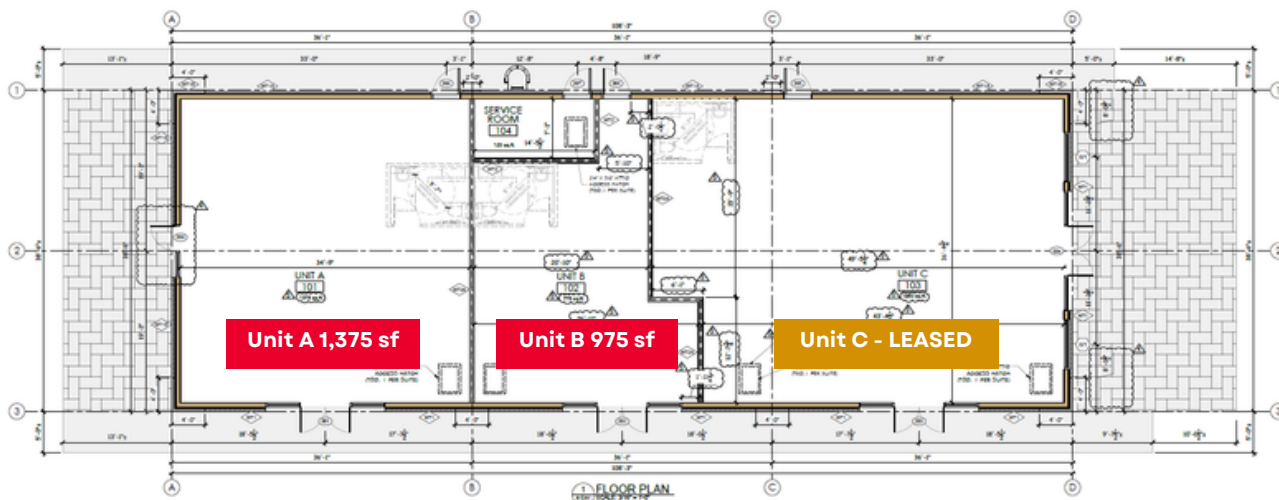
Gas Line Size: 1 1/2"

Insulation: R24 Drywall

Pylon Signage: Available

Tenant Allowance: \$20.00 psf

Occupancy: Immediate



PROPERTY DETAILS

Proposed In-Line Site



PROPOSED IN-LINE SITE

Location Overview

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