

# 10 JOHN STREET BROCKVILLE



COMMERCIAL / REDEVELOPMENT SITE

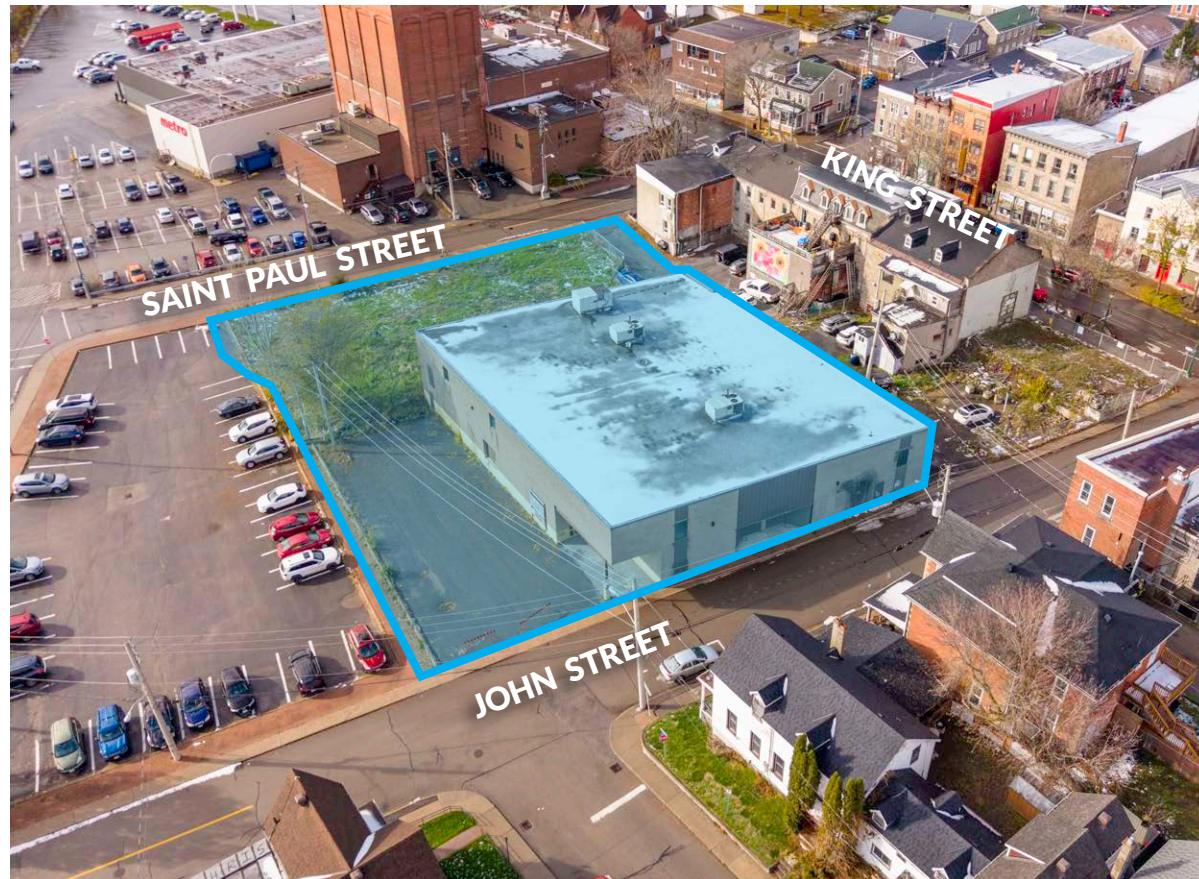
FOR SALE \$575,000

**ALEX ADAMS**  
Sales Representative  
aadams@rtcr.com  
613-384-1997 ext 15

**Rogers  
& Trainor**  
Commercial Realty Inc.  
Brokerage

# 10 JOHN STREET - PROPERTY DETAILS

<b>CIVIC ADDRESS:</b>	10 John Street, Brockville, Ontario, K6V 5A5
<b>PROPERTY TYPE:</b>	Commercial/Redevelopment
<b>SELLER:</b>	The Corporation of the City of Brockville
<b>LEGAL DESCRIPTION:</b>	See Page 5
<b>ARN:</b>	080202003521000
<b>PIN:</b>	441630151
<b>BUILDING SIZE:</b>	23,000 SF +/- over two floors
<b>SITE AREA:</b>	+/- 0.75 Acres (32,879.5 sf)
<b>OFFICIAL PLAN:</b>	Downtown and Central Waterfront Area (Section 4.2), Potential Intensification Site (Section 3.5.1.1)
<b>ZONING:</b>	MD-17 (Mixed Use Downtown Special Exemption Zone. Permitted uses on page 7.
<b>REALTY TAXES:</b>	\$78,222.60 (2025). The Assessed Value is currently under review by MPAC.
<b>SERVICES:</b>	Available in surrounding streets
<b>CONSTRUCTION:</b>	Masonry. Slab on grade
<b>AGE:</b>	Approx. 1982
<b>ROOF:</b>	Flat, condition unknown
<b>MECHANICAL:</b>	N/A. Removed from building
<b>ELECTRICAL:</b>	N/A. Removed from building
<b>PARKING:</b>	Approx. 12 spaces on site. Additional vacant land for future expansion
<b>LOADING DOCK:</b>	One covered space
<b>ENVIRONMENT:</b>	Phase II (2026) available



## OFFER SUBMISSION

The property is owned by the Corporation of the City of Brockville and therefore acceptance of any offer will be subject to Council approval. All Offers are to be submitted on the Agreement of Purchase and Sale as provided by the Seller. After any offers received, the Seller may request additional information from the offer participants and/or negotiate with one or more parties at its discretion.

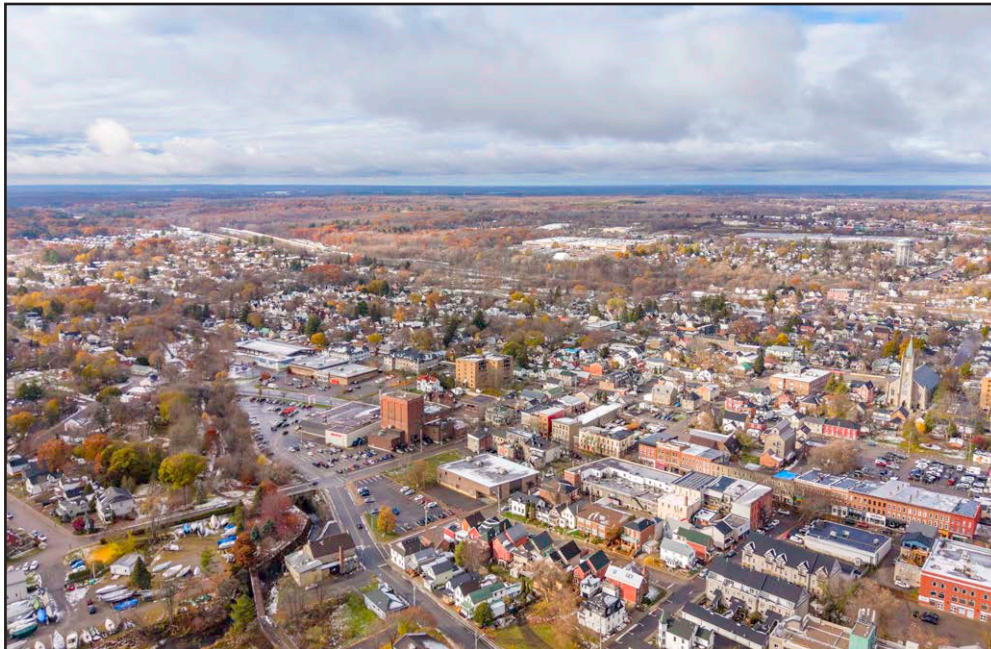
The Seller has no obligation to acknowledge, respond to, treat with or accept any purchase proposal and reserves the right to remove the property from the market, at its discretion at any time. The Seller, in its sole discretion, reserves the right at any time and in any manner, to reject any and/or all offers, not necessarily accept the highest price or any price, and the right to accept any offer at any time which may be in its best interest.

The property is being sold on an "as is, where is" basis.

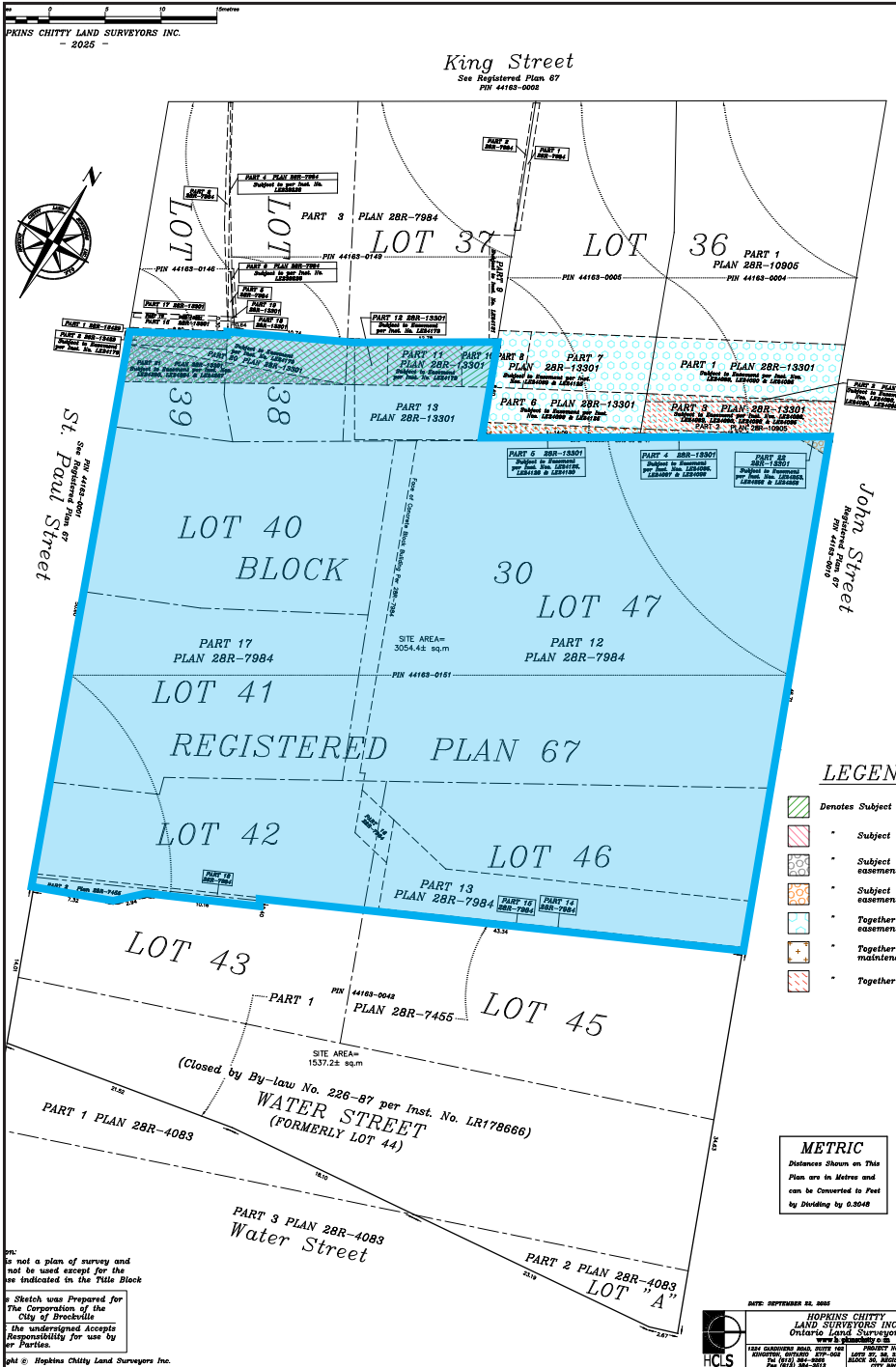
# 10 JOHN STREET PHOTOS



# 10 JOHN STREET PHOTOS



# SURVEY

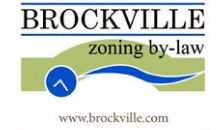


## LEGAL DESCRIPTION:

1STLY: PT LTS 37, 38, 39, 40, 41, 42, 46 AND 47 BLK 30 PL 67 BEING PARTS 16, 17 AND 18 ON 28R7984; 2NDLY: PT LT 43 BLK 30 PL 67 BEING PART 2 ON 28R7455; S/T OVER THAT PART OF LT 42 AND 46 BLK 30 PL 67 BEING PART 16 ON 28R7984 HAS MERGED IN FEE; T/W OVER THAT PT OF LT 46 BLK 30 PL 67 BEING PT 13 ON 28R7984 HAS MERGED IN FEE; S/T AN EASEMENT OVER PT 21 28R13301 FOR INGRESS AND EGRESS AS IN LE24260; S/T AN EASEMENT OVER PART 21 28R13301 FOR UNDERGROUND SERVICES AS IN LE24264; S/T AN EASEMENT OVER PT 21 28R13301 FOR STORM RUNOFF AS IN LE24267; 3RDLY: PT LTS 37, 38 AND 39 BLK 30 PL 67 BEING PARTS 10, 11, 12, 13 & 20 28R13301 AND PART 2 28R13429; S/T AN EASEMENT OVER PTS 11, 12 & 20 28R13301 AND PT 2 28R13429 FOR THE PURPOSE OF INGRESS AND EGRESS AS IN LE24179; S/T AN EASEMENT OVER PT 2 28R13429 FOR THE PURPOSE OF UNDERGROUND SERVICES AS IN LE24179; S/T AN EASEMENT OVER PT 10, 11, 12 & 20 28R13301 AND PT 2 28R13429 FOR THE PURPOSE OF SURFACE STORM RUNOFF AS IN LE24179; 4THLY: PT LT 46 AND 47 BLK 30 PL 67 BEING PARTS 12, 13, 14 AND 15 ON 28R7984; T/W OVER PT LTS 42 AND 46 BLK 30 PL 67 BEING PART 16 ON 28R7984 HAS MERGED IN FEE; S/T OVER PT LT 46 BLK 30 PL 67 BEING PART 13 ON 28R7984 HAS MERGED IN FEE; T/W AN EASEMENT OVER PTS 1, 2, 3 & 4 28R13301 AS IN LE24095; T/W AN EASEMENT OVER PT 4 28R13301 AS IN LE24097; T/W AN EASEMENT OVER PTS 2, 3 & 4 28R13301 AS IN LE24098; T/W AN EASEMENT OVER PTS 5, 6, 7 & 8 28R13301 AS IN LE24125; T/W AN EASEMENT OVER PT 5 28R13301 AS IN LE24126; T/W AN EASEMENT OVER PT 5 28R13301 AS IN LE24130; S/T AN EASEMENT OVER PT 22 28R13301 FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF UNDERGROUND STORM PIPE IN FAVOUR OF PT LT 36 BLK 30 PL 67 BEING PTS 1 & 2 28R10905 AS IN LE24253; S/T AN EASEMENT OVER PT 22 28R13301 FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF UNDERGROUND STORM PIPE IN FAVOUR OF PT LT 36 BLK 30 PL 67 AS IN LE24256; S/T AN EASEMENT OVER PT 22 28R13301 FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF UNDERGROUND STORM PIPE IN FAVOUR OF PT LT 37, 38 & 30 BLK 30 PL 67 BEING PTS 2, 3, 4, 6, 7, 10 & 11 28R7984 AS IN LE24258 CITY OF BROCKVILLE

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

# EXISTING ZONING



## City of Brockville Comprehensive Zoning By-law No. 050-2014

### Schedule "A"

#### Legend

##### Residential Zones

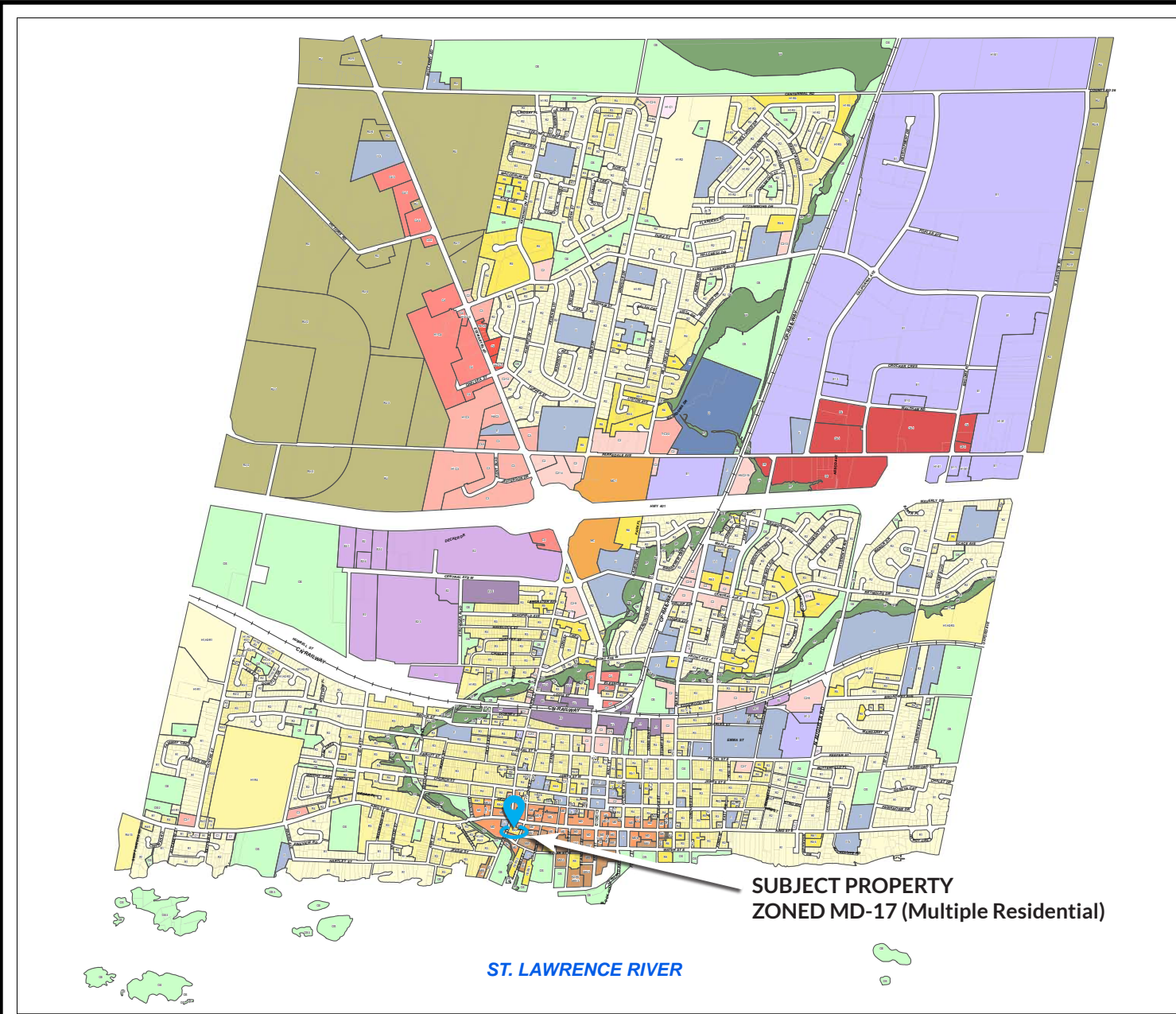
- R1, R2, R2A - Single Detached Residential
- R3, R3A, R4, R4A - General Residential
- R5, R6, R7, R8, R9 - Multiple Residential

##### Commercial and Mixed Use Zones

- C1 - Local Commercial
- C2 - General Commercial
- C3 - General Commercial Arterial
- C4 - Highway Commercial
- C5 - Office Retail Commercial
- C6 - Power Centre Zone
- MC - Mixed Use Corridor
- MD - Mixed Use Downtown
- MW - Mixed Use Waterfront

##### Non-Commercial / Non-Residential Zones

- E1 - Business Park
- E2 - General Employment
- E3 - Restricted Employment
- I1 - General Institutional
- I2 - St. Lawrence College/Special Education
- EP - Environmental Protection
- OS - Open Space
- RU - Rural



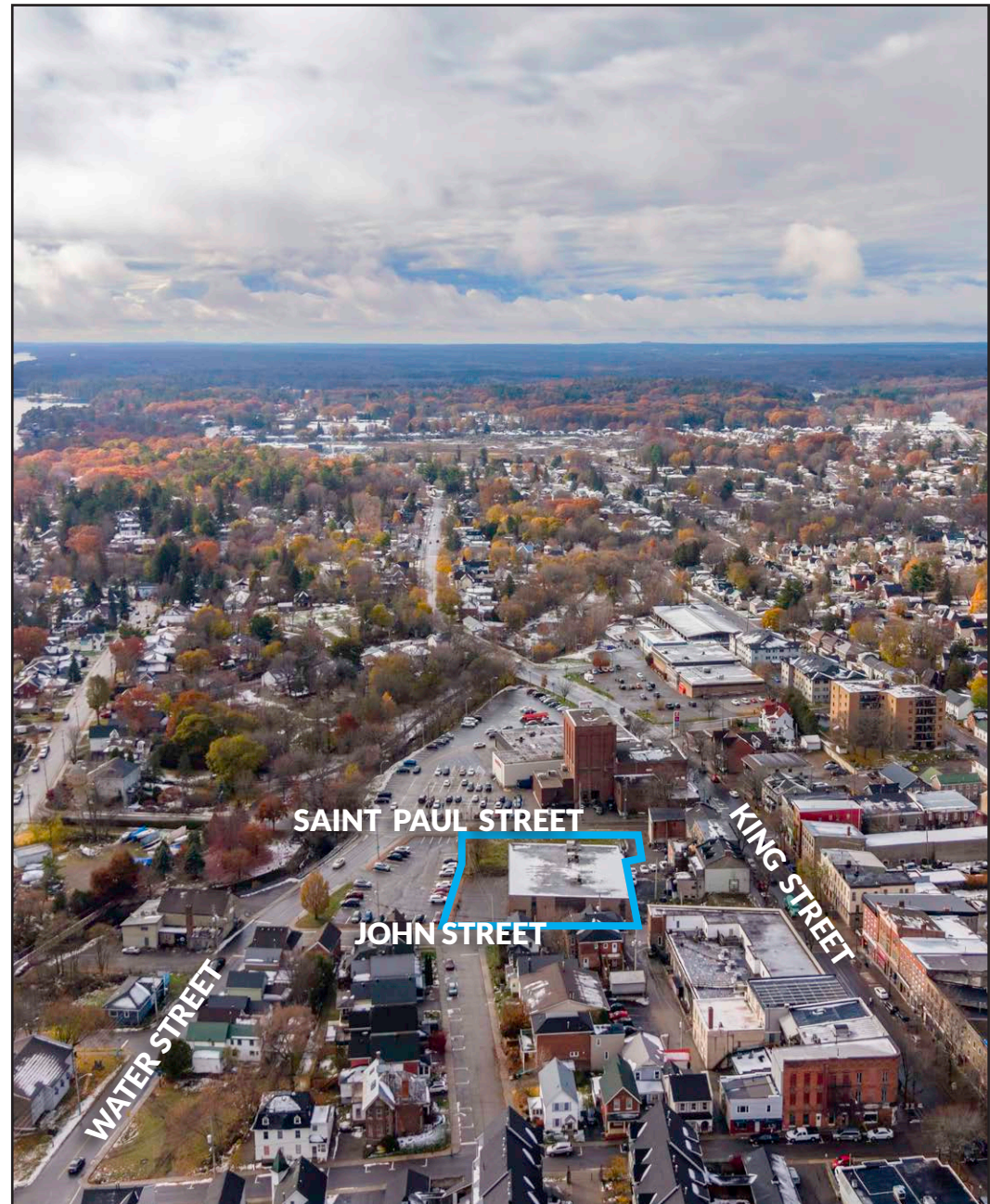
**SUBJECT PROPERTY  
ZONED MD-17 (Multiple Residential)**

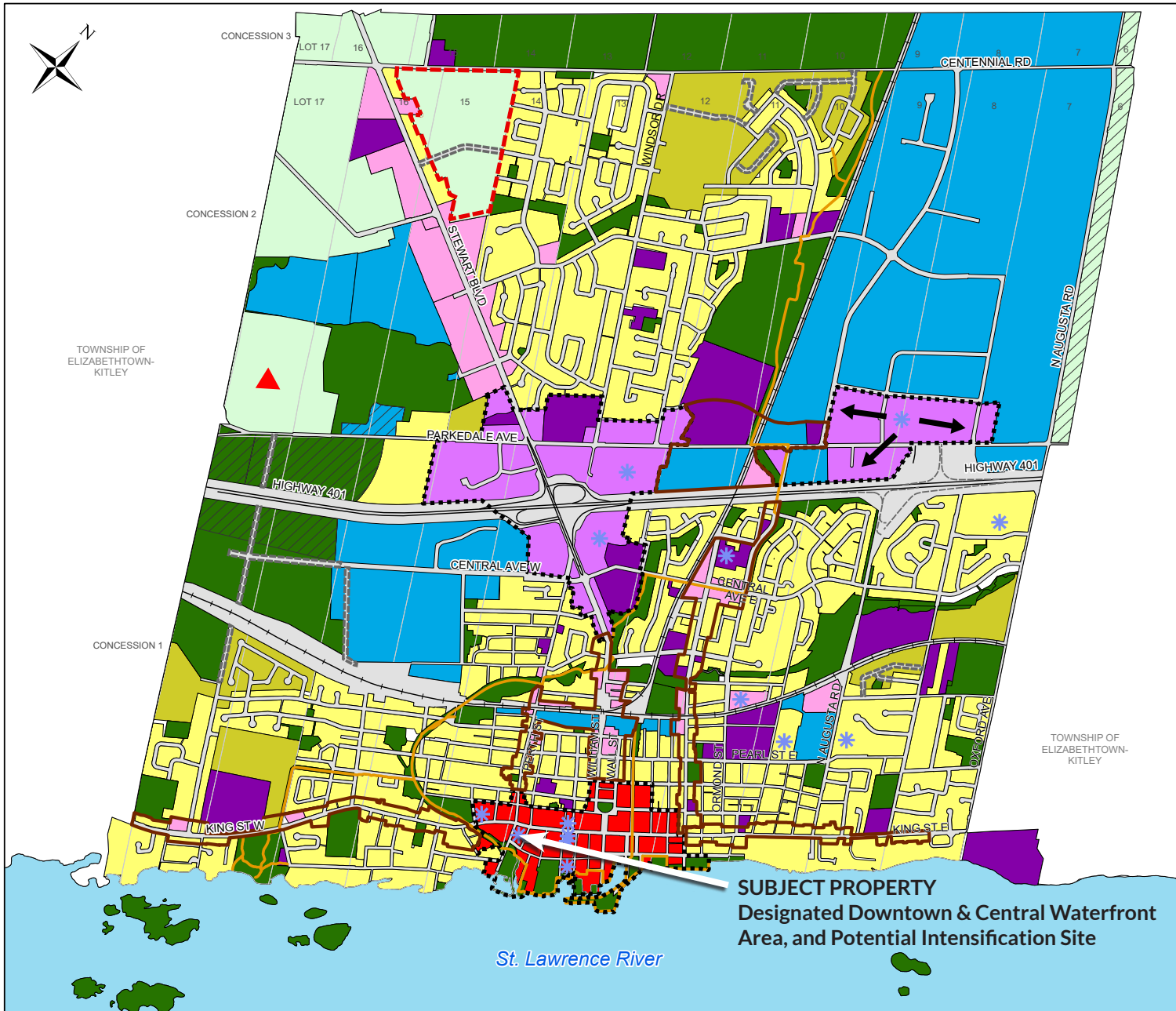
**ST. LAWRENCE RIVER**

# ZONING - PERMITTED USES

## Permitted uses:

- Apartment dwelling as part of a mixed commercial/residential building
- Apartment Unit
- Bed and Breakfast
- Group home
- Retirement home
- Boarding/rooming/lodging house
- Adult day care
- Arcade
- Artist's workshop
- Assembly hall
- Automobile rental agency
- Bakery/bake shop
- Business/professional offices
- Business incubator/accelerator
- Business service establishment
- Catering service
- Clinic or medical office
- Commercial recreation establishment
- Commercial school
- Commercial use
- Computer service
- Contractor's establishment
- Convenience store
- Courier service
- Custom workshop
- Day nursery
- Delicatessen
- Dry cleaning outlet
- Farmer's market
- Film, television/recording studio
- Financial service
- Grocery store
- Health club
- High technology retail store
- Home decorating store
- Home furnishing store
- Home improvement store
- Hotel
- Laundromat
- Medical laboratory
- Mixed commercial/residential building
- Parking lot/parking garage
- Personal service establishment
- Pet shop
- Photographic service
- Post-secondary institution
- Printing establishment
- Private club
- Research and Development establishment
- Restaurant
- Restaurant - take-out
- Retail store
- Seasonal use
- Service and Repair shop
- Sub post office
- Supermarket
- Taxi dispatch office
- Theatre
- Undertaker's establishment
- Veterinarian's office
- Vocational training centre
- Wholesale establishment





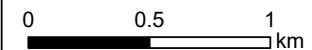
## Schedule 1

### Land Use Designations

- Downtown and Central Waterfront Area (See Section 4.2)
- Neighbourhood Area (See Section 4.3)
- Neighbourhood Development Area (See Section 4.4)
- Mixed Use and Commercial Area (See Section 4.5)
- Corridor Commercial Area (See Section 4.6)
- Employment Area (See Section 4.7)
- Institutional Area (See Section 4.8)
- Parks and Open Space Area (See Section 4.9)
- Urban Reserve Area (See Section 4.10)

### Legend

- Mixed Use Node (See Section 3.2.2.1)
- Mixed Use Corridor (See Section 3.2.2.1)
- Future Employment
- Secondary Plan Policy Area (See Section 3.2.3.5)
- \* Potential Intensification Sites (See Section 3.5.1.1)
- ▲ Waste Disposal Site (See Section 5.4)
- Provincial Highway
- Future Roads
- Railway
- Brock Trail



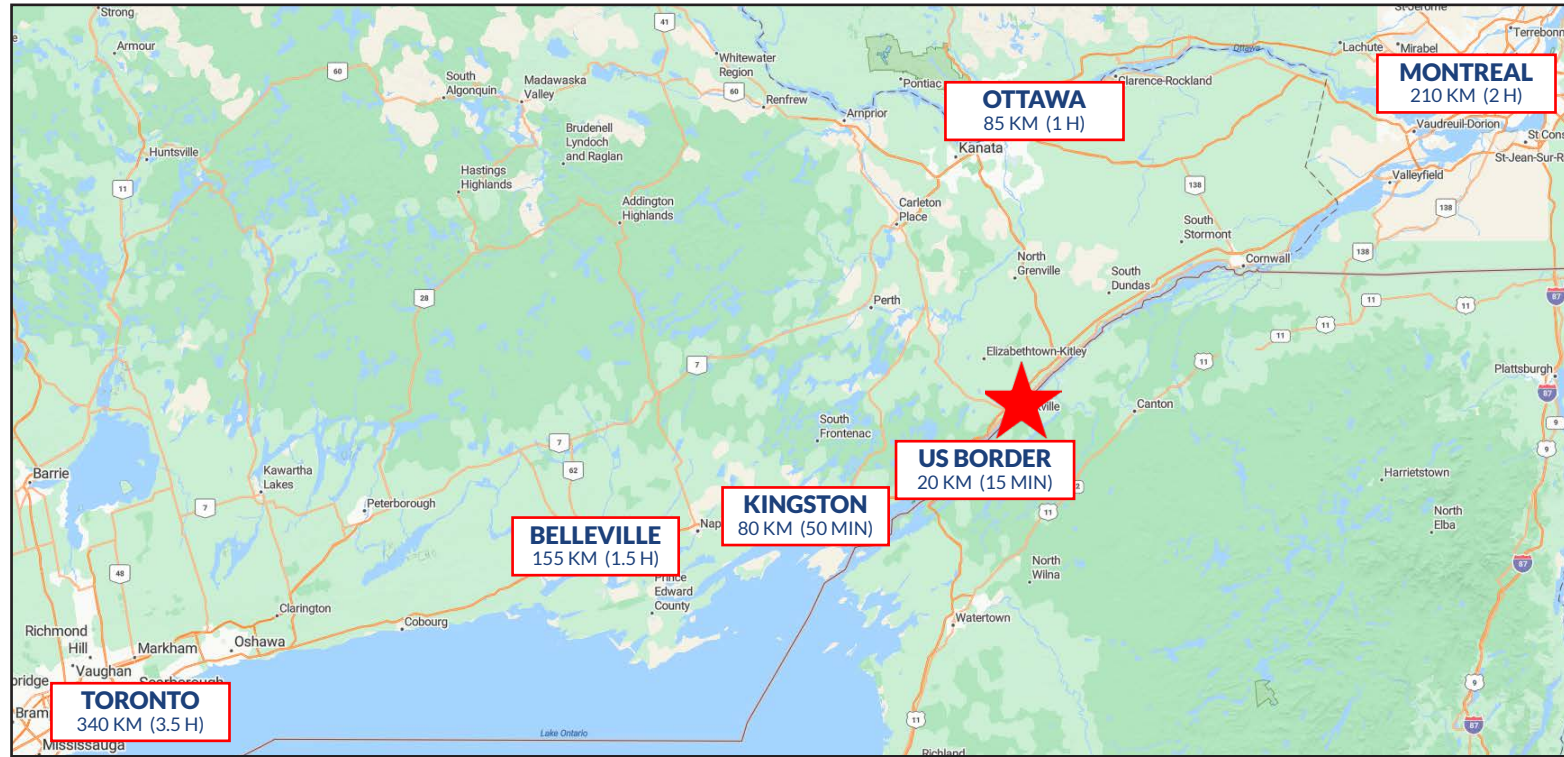
Interpretation Note: This Schedule will be read and interpreted in conjunction with the Official Plan in its entirety.

# STRATEGIC LOCATION

Centrally located on the Highway 401 corridor, Brockville provides high-efficiency, seamless logistical flow to the major consumer markets of Eastern Canada and the Northeastern United States.

**Regional Connectivity:**  
Midway between Canada's primary economic engines:

- OTTAWA:** 1 hour
- MONTREAL:** 2 hours
- TORONTO:** 3.5 hours



## International Gateway:

Minutes from the Ogdensburg-Prescott and 1000 Islands International Bridges, providing heavy-vehicle access to the U.S. Interstate system and New York State.

## Multimodal Logistics:

Direct access to the CN and CPKC mainlines and high-frequency VIA Rail passenger service

## Marine:

Direct proximity to the Port of Johnstown, a deep-water seaway facility with direct rail-to-ship logistics.

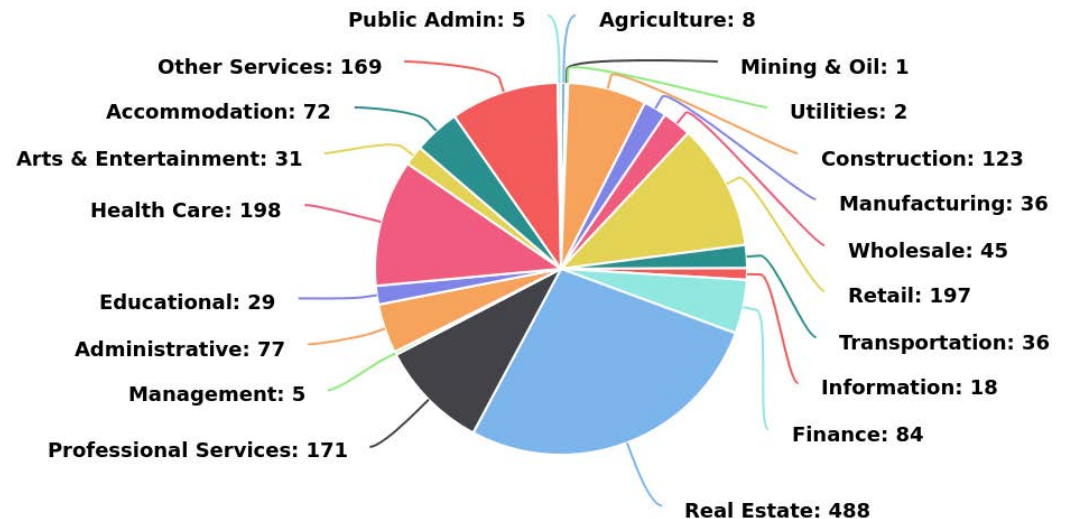
## Air:

Brockville Regional Tackaberry Airport supports corporate jet travel and light freight.

**Brockville's current estimated population is 23,617.**

**The annual growth rate is approximately 0.54%.**

## Business Industries



# BROCKVILLE, ONTARIO



**BROCKVILLE**  
CITY OF THE 1000 ISLANDS



## **BROCKVILLE: A PREMIER REGIONAL ECONOMIC HUB THE GATEWAY TO THE 1,000 ISLANDS | STABLE. DIVERSE. CONNECTED.**

Brockville serves as the primary economic engine for Eastern Ontario, supporting a regional catchment area of over 100,000 people. As one of Canada's oldest incorporated municipalities, it offers investors a rare blend of historic stability and modern industrial power. Nicknamed the 'Fortune 500' community, Brockville provides 'Big City' infrastructure with 'Small Town' overhead, strategically positioned on the Highway 401 corridor to serve as a high-efficiency alternative to the GTA and Ottawa.

### **KEY INSTITUTIONAL & INDUSTRIAL PILLARS:**

- **Brockville General Hospital (BGH):** A cornerstone of regional stability, BGH is a major employer with over 1,300 staff. The recent completion of the Donald B. Green Tower has expanded its capacity, ensuring the city remains a critical healthcare hub for Eastern Ontario.
- **St. Lawrence College (SLC):** The Brockville campus is a direct pipeline for skilled talent, featuring state-of-the-art health care simulation labs and a focus on specialized trades. It provides local industry with a constant influx of high-caliber, work-ready graduates.
- **The Shell Canada Lubricants Plant:** This facility is the largest of its kind in Canada, producing over 200 different formulations. Its highly automated, robotic-integrated operations represent the pinnacle of modern manufacturing in the region.
- **Manufacturing & Logistics Giants:** The local economy is anchored by global leaders including 3M Canada and Procter & Gamble, alongside Giant Tiger's 600,000 sq. ft. automated distribution centre, cementing the city's status as a premier logistics hub.
- **Strategic Cost Advantage:** Brockville offers significantly lower operational and real-estate costs than nearby metropolitan centers, combined with deep-rooted expertise in pharmaceuticals, food processing, and high-tech metal fabrication.



### **LOCAL AMENITIES**

- Canada Post
- Metro
- Tim Horton's
- Giant Tiger
- Shoppers Drug Mart
- RBC, BMO, TD, Scotiabank
- Rexall
- Walmart Supercentre
- Kelseys Original Roadhouse
- Circle K
- Swiss Chalet
- Home Depot
- LCBO
- Michael's