

# For Sale 7 King St W, Brockville, ON

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Rockwell Commercial  
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# Property Overview

## The Offering

Rockwell Commercial is pleased to present the opportunity to purchase a well-maintained, **fully leased**, seven-unit building with parking located in beautiful downtown Brockville. Strategically located on the south-west corner of King Street West and Market Street West, this property benefits from high visibility, easy access and remarkable views of the beautiful St. Lawrence River.

**Asking Price \$4,495,000.00**

## Property Details

<b>Address</b>	7 King Street West, Brockville, On	<b>Elevator</b>	LULA lift installed in 2015
<b>Legal Description</b>	LT 1, 107-108, 106 BLK 29 PL 67; PT LT 2-3 BLK 29 PL 67 PT 1, 28R5546; T/W LR183322; BROCKVILLE	<b>Construction</b>	Structural steel and concrete with brick and metal siding
<b>PIN</b>	4411620014	<b>Electrical</b>	400A, 600V, 3-phase
<b>Lot Frontages</b>	± 110.88 ft (King St W) ± 300.44 ft (Market St W)	<b>Heating/Cooling</b>	Gas-fired rooftop HVAC units
<b>Building Size</b>	± 24,108.90 sf (rentable)	<b>Roofing</b>	Flat tar and gravel (replaced 2009)
<b>Year Built</b>	1977	<b>Parking</b>	12 spaces on site (paved and lined + adjacent municipal lot provides an additional parking option)
<b>Floors</b>	Three Storey's	<b>Property Taxes</b>	\$97,557.88 (2023 Final)

## Zoning

**Zoning Designation** Md - Mixed Use Downtown (By-Law 050-2014)  
Uses permitted (Partial List):

- Apartment dwelling
- Group home
- Assembly hall
- Bakery
- Business and professional office
- Catering service
- Clinic or medical office
- Community centre
- Convenience shop
- Day nursery
- Finance services
- Health club
- Hotel
- Personal service establishment
- Restaurant
- Retail Store

**Official Plan Designation** Downtown & Central Waterfront Area

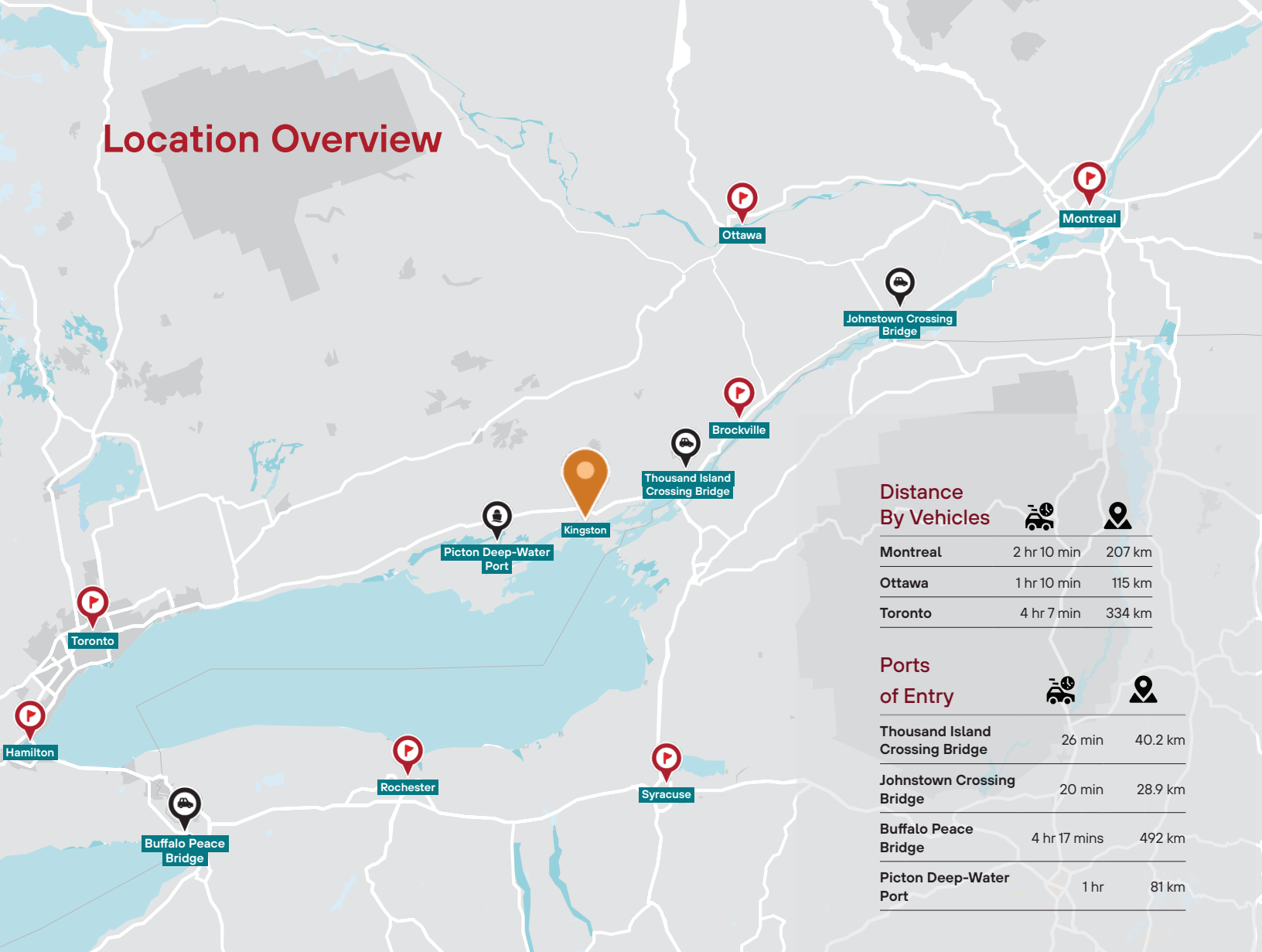


# Tenant + Area

Unit(s)	Tenant	Rentable Area
101	The Bank of Nova Scotia	7,684.00 sf
11	Sarah Fisher o/a Luella Charlotte Baby Boutique	2,080.00 sf
17	Katie Kinch o/a Bonita Bold Fashion	1,000 sf
20	Jennifer Mills o/a The Sweet Life	1,207.00 sf
203	MNP LLP	5,570.90 sf
22	IN Engineering + Surveying	1,000.00 sf
201-202	His Majesty the King in right of Ontario as Represented by the chair of the Management Board of Cabinet	5,567.00 sf
		<b>24,108.90 sf</b>



# Location Overview



## Distance By Vehicles

City	Time	Distance (km)
Montreal	2 hr 10 min	207 km
Ottawa	1 hr 10 min	115 km
Toronto	4 hr 7 min	334 km

## Ports of Entry

Port of Entry	Time	Distance (km)
Thousand Island Crossing Bridge	26 min	40.2 km
Johnstown Crossing Bridge	20 min	28.9 km
Buffalo Peace Bridge	4 hr 17 mins	492 km
Picton Deep-Water Port	1 hr	81 km



A community well-known for its views of the St. Lawrence River, outdoor recreational activities, heritage, and its proximity to Ottawa, Montreal and Toronto, two international bridge crossings and its ease of accessibility to Highway 401, Brockville has something to offer everyone.

“For businesses, this prime geographical location has proven to be an asset for development, with land costs and building leases available at a fraction of the cost of larger urban centres.”

Source: City of Brockville

## Demographics

### Within 10 km

**95**  
Walk Score

**46**  
Bike Score



**22,293**  
Population\*\*



**\$69,300**  
Average Household  
Income After  
Taxes\*\*



**48.4**  
Average Age\*\*



**7,780**  
Labour Force\*\*

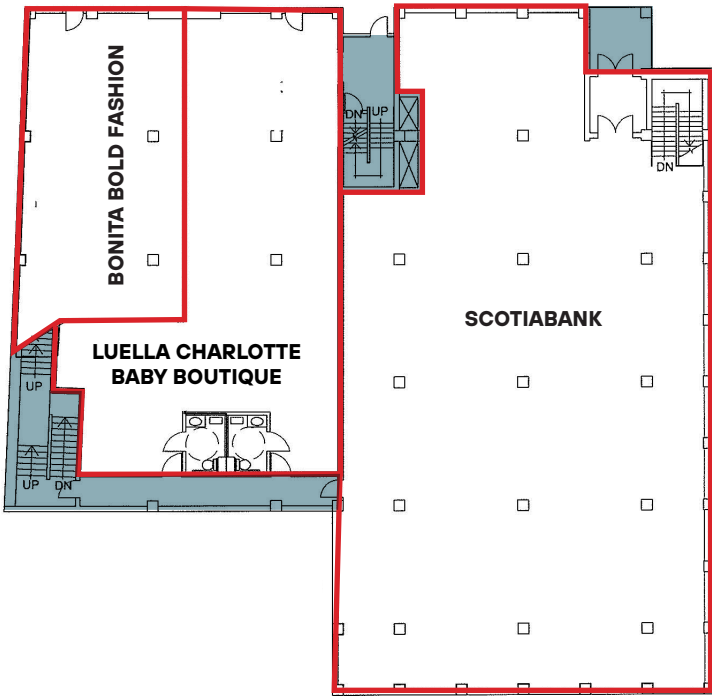
\*AADT (North, East, South, West) \*\*Statistics Canada, 2021 Census of Population.

# Photo Gallery

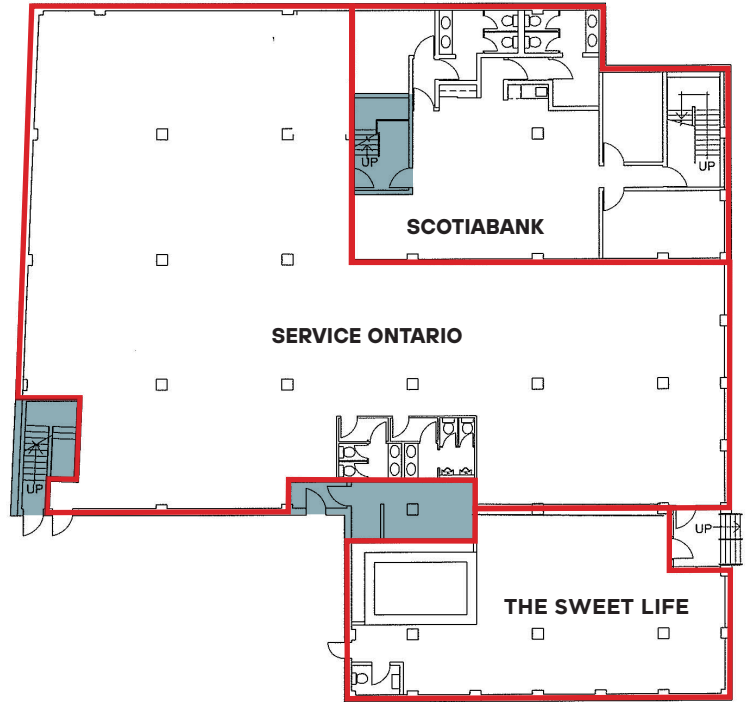


# Floor Plan

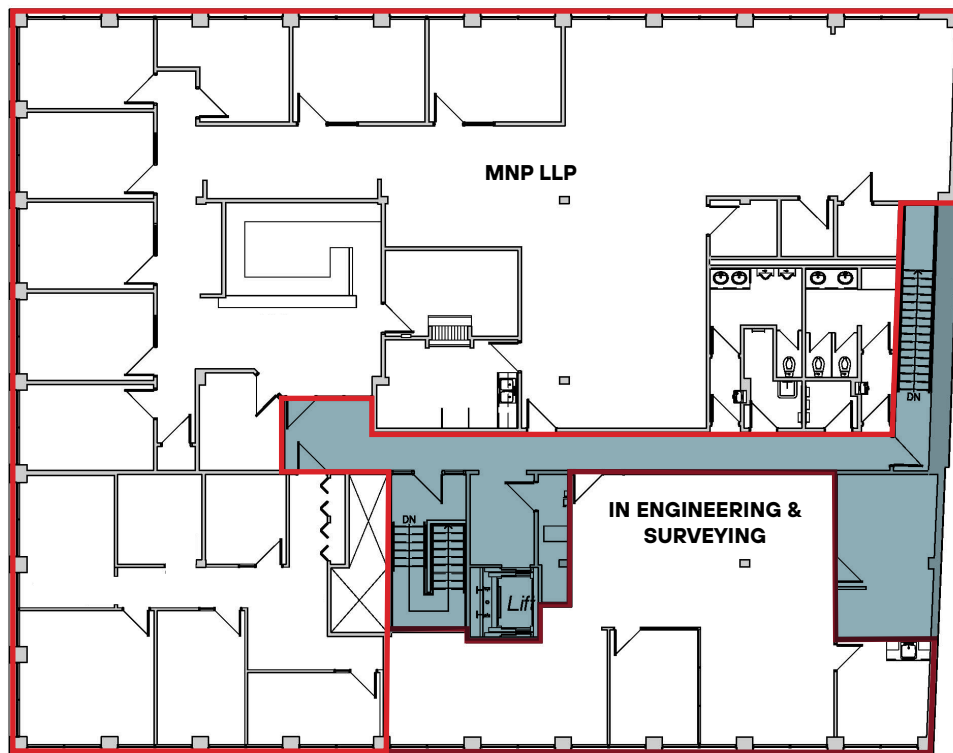
## Ground Level



## Lower Level



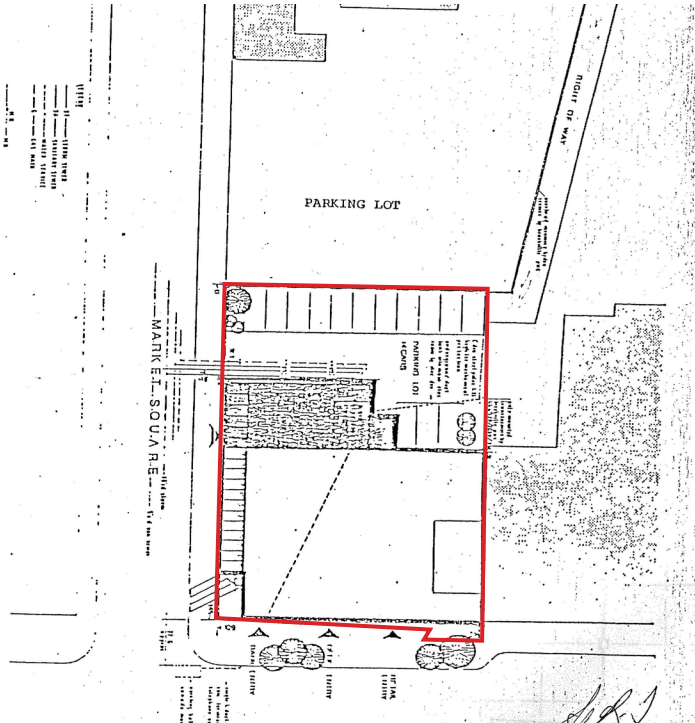
## Second Level



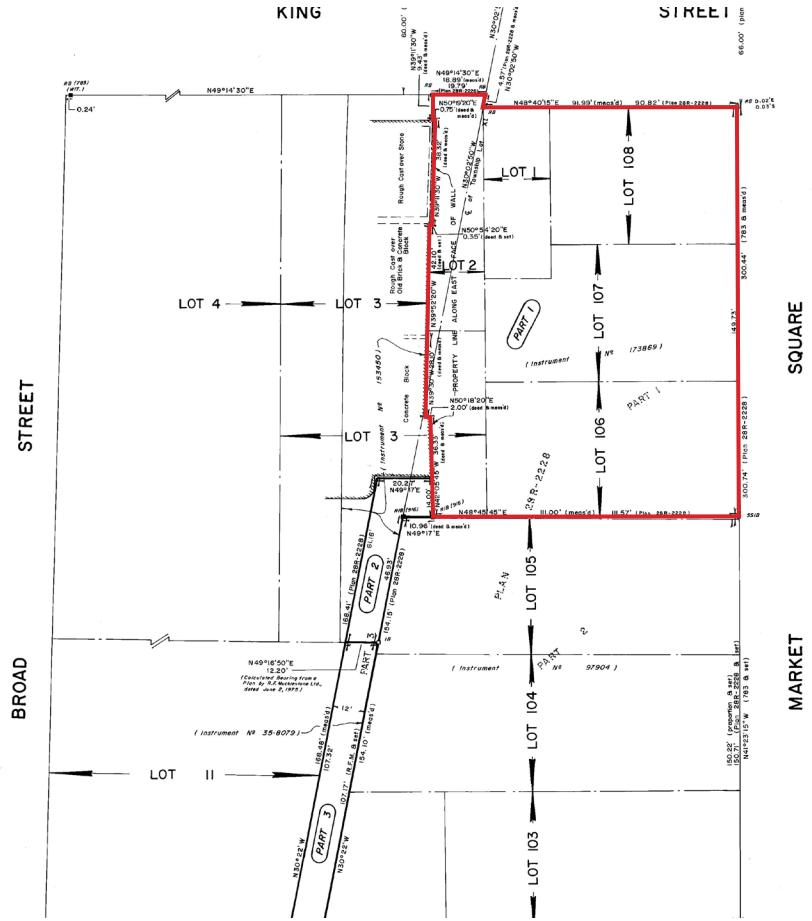
 Common Building Areas

\*Plans may vary from existing layouts

**Site Plan**



**Survey**



**The Offering Process**

Offers shall be submitted to the Seller through the Listing Broker and will be conveyed on an as-received basis.

**Broker's Data Room**

Qualified buyers, following execution of the Seller's Non-Disclosure Agreement, will be provided with access to the Listing Broker's Data Room containing available documentation, including but limited to:

- Existing Building Plans
- Existing Surveys and Site Plans
- 2023 Final Tax Bill
- Aerial Photography
- Zoning and Official Plan Information
- Rent Roll
- Operating Expenses
- Lease Agreements
- Title Documents

Inclusions in the Data Room subject to change, which may not be reflected above.

**For more information, contact:**

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# Rockwell

COMMERCIAL



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