

For Sale

66 Harriett Street,
Belleville, On

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Rockwell Commercial Real Estate, Brokerage

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Property Facts

Lot Size:	± 1.75 acres
Building Size:	Unit 1 (Car Quest) ± 8,238 sf
	Unit 2 (Vacant) ± 3,590 sf
	Total ± 11,828 sf
Lot Size:	± 1.745 acres
Zoning:	Service Industrial Zone (IN2)
Official Plan:	Employment Land
Clear Height (Warehouse):	± 10'11" ft (varies between units)
Shipping/Receiving:	Unit 1 (Car Quest) Three (3) grade
	Unit 2 (Vacant) One (1) grade
Electrical:	200-amp, three-phase, 575v system. (to be verified)
Site Services:	Municipal
Property Taxes (2024):	\$12,966.16 (TBC)

Asking Price \$1,975,000.00

Highlights

- Low building coverage ratio of 16%
- Excellent location with easy access to Highway 401 exit 543B, located within just 2.7 kilometers and 6 minutes by vehicle.
- Close proximity to Belleville's main retail hub with many amenities including: The Quinte Mall, Canadian Tire, Shoppers Drug Mart, Starbucks, Shell, LCBO, NOFRILLS and more.



The Offering

This ± 11,828 sf multi-tenant industrial facility is situated on ± 1.75 acres of land, featuring an advantageous building coverage ratio of only 16%. The property's substantial excess land provides flexibility for future expansion, additional parking, or outdoor storage - a rarity in today's constrained industrial market.

Zoning

IN2 (Service Industrial Zone) zoning allows for a wide variety of uses including:

- Artisan workshop
- Aquaculture
- Brewery and/or distillery
- Business and industrial incubator
- Cannabis production facility (licensed by Health Canada)
- Health club
- Instructional
- Manufacturing, assembling fabricating, or processing plant
- Motor vehicle body shop
- Motor vehicle repair garage
- Motor vehicle washing establishment
- office
- printing or publishing establishment
- Research and development facility
- Rental outlet
- Self storage
- Taxi business
- Warehouse
- Wholesale business



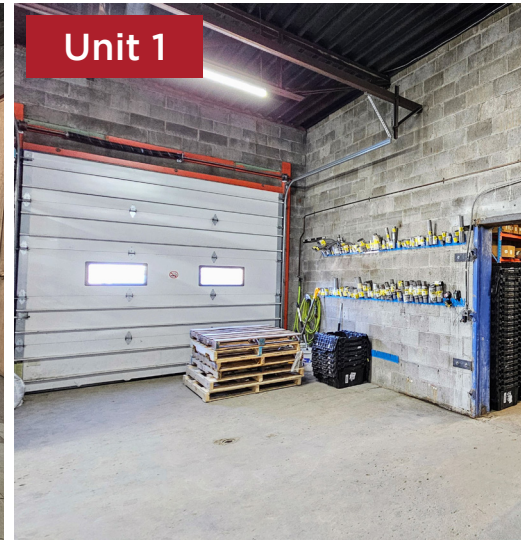
Unit 2



Unit 2



Unit 1

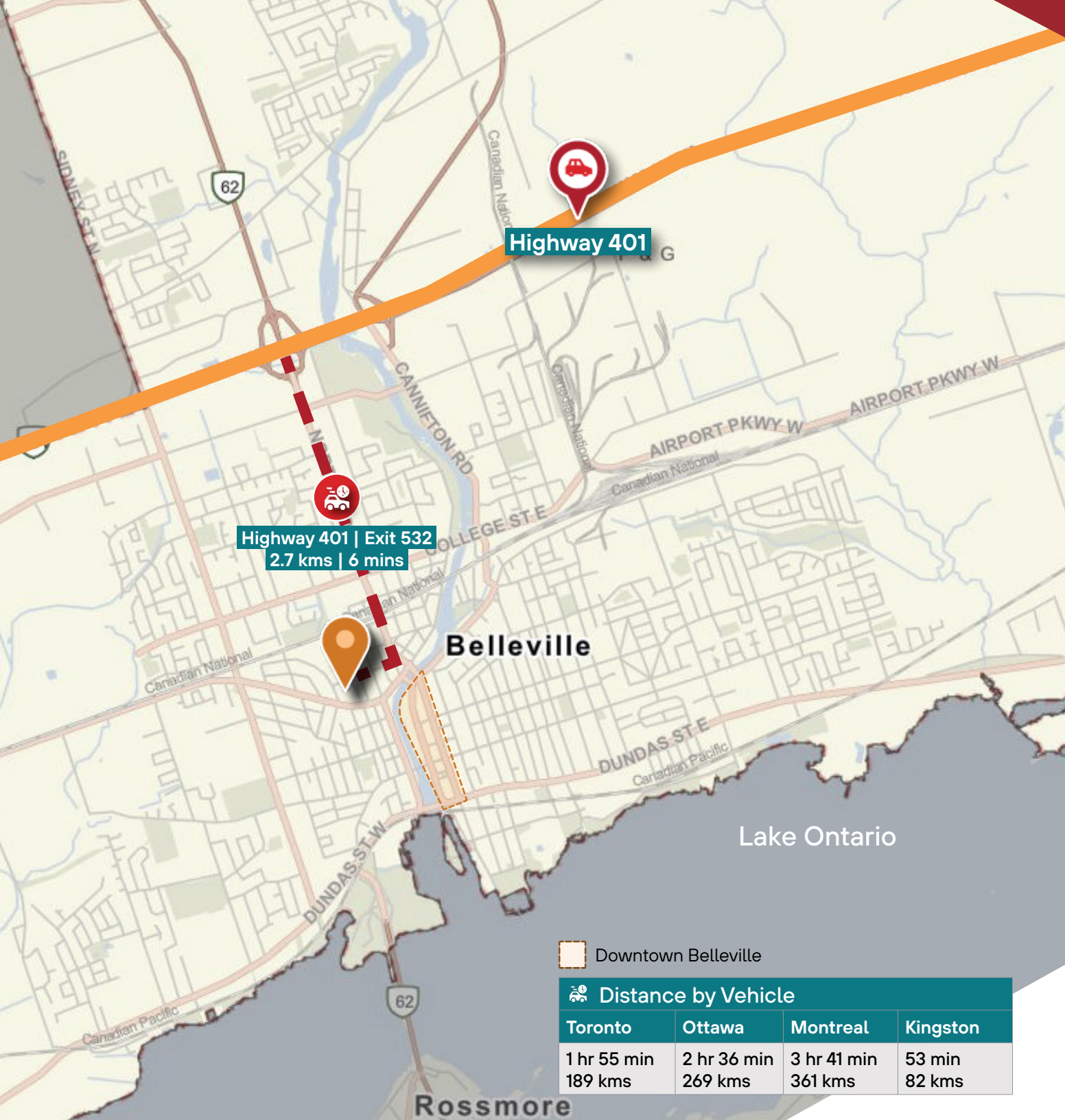


Unit 1



Unit 1





66 Harriet St, Belleville, On

Contact Information

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 Downtown Belleville

Distance by Vehicle

Toronto	Ottawa	Montreal	Kingston
1 hr 55 min 189 kms	2 hr 36 min 269 kms	3 hr 41 min 361 kms	53 min 82 kms



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