



**CUSHMAN &
WAKEFIELD**

Ottawa

FOR SALE

80 King Street West

Brockville, ON

**RETAIL/OFFICE OR
POTENTIAL REDEVELOPMENT**



Property Details

Building Size:	7,685+/- sf total building – 4,845+/- sf ground floor space plus second floor offices and third floor mezzanine storage area.
Property Size:	.17+/- acres (47+/- ft frontage x 150+/- feet depth).
Asking Price:	\$485,000.00
Realty Taxes:	\$26,046.00 (2016)
Parking:	Surface lot at rear with approximately 6-10 spaces.

Contact Information

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Highlights

- Site is developed with a 2.5 storey commercial building complete with 2nd and 3rd floor mezzanine portion.
- Located on the north side of King Street West, just west of Court House Avenue. This area predominantly consists of park land, residential, institutional and commercial land uses.
- Phase 1 ESA (completed Feb 2016) and Appraisal (dated June 2016) on file.

Brokerage, Independently Owned & Operated / A Member of the Cushman & Wakefield Alliance

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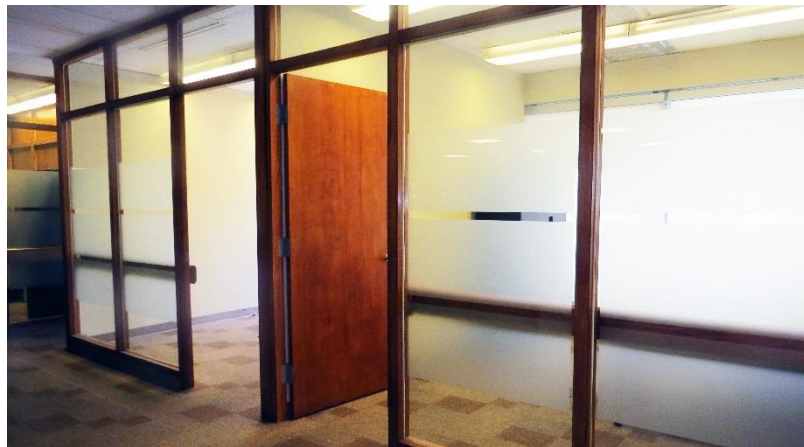
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Building Details

- The ground floor of the building consists of a lobby / banking area, a vault, a safe room, boiler room, maintenance room, offices and washrooms.
- The second level consists of office space, a kitchen area and a mechanical / storage room.
- The third level consists of a storage room.
- No elevator services the building.
- Gas-fired rooftop HVAC and gas-fired boilers supplying hydronic radiators.

Zoning

MD – Mixed Use, City of Brockville Zoning By-Law No. 050-2014. Uses include but are not limited to an apartment dwelling as part of a mixed commercial/residential building, retirement home, business and professional offices, clinic or medical office, commercial recreation establishment, health club, restaurant, and retail store.

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