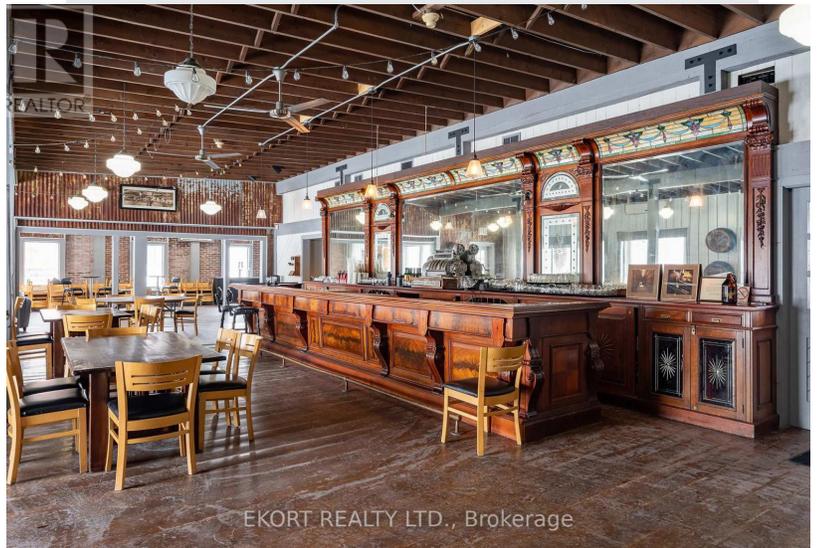




Turnkey Banquet Facility

— For Lease —



EKORT REALTY LTD., Brokerage

79 River Road, City of Belleville

Prime Waterfront Property - 10 Minutes Drive North of City of Belleville

Known as one of the most sought-after wedding and special event venues in the Bay of Quinte Region



← Location Highlights

1.5 hour east of Toronto

Excellent proximity to Highway 401

More than 47 million people live within 500 kilometres (310 miles) of the Bay of Quinte and more than half of North America's industrial markets are within a day's truck run.

Population 236,000 (Greater Bay of Quinte Region)

The area includes a wide range of multi-national distribution and manufacturing companies, including FedEx, Procter & Gamble, WK Kellogg Co, Magna and Amazon.



BAY OF QUINTE
ECONOMIC DEVELOPMENT

Discover the Bay of Quinte advantage
at QuinteDevelopment.com or email
Chris at chris@quintedevelopment.com

The information above has been obtained from sources believed reliable. While we do not doubt accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. All figures used are in Canadian dollars.



Property Overview

This turnkey banquet facility is a prime waterfront property located in Corbyville, ON, just minutes north of the 401 on the picturesque banks of the Moira River. Known as one of the most sought-after wedding and special event venues in the Quinte Region, it was formerly operated as the “River Inn” and “Henry’s Place”. The building spans approximately 3,420 square feet and includes a spacious outdoor seating area. Features include full kitchen facilities, hardwood floors, a cozy fireplace, and a historic 18-foot bar. The lease also provides exclusive use of approximately 2.5 acres, 500 feet of scenic river frontage perfect for memorable wedding photos, and ample paved customer parking.

Property Summary

Property Type: Business

Land Size: Bldg=500 x 70 FT

Acres: 2.5

Lot Features: Frontage: 500 ft Land Depth: 70 ft

Square Footage: 3,420 sqft

Exterior Building Size: 3,420 sqft

Zoning: M1

Utilities

Cooling: Fully air conditioned

Utility Sewer: Septic System

Water: Lake/River Water Intake

Lease Details

Lease Rate: \$3,000 /monthly

Annual Property Taxes: \$14,707.27

Community Contact

Chris King, Chief Executive Officer

Quinte Economic Development Commission

Tel: (613) 961-7990

Email: chris@quintedevelopment.com

Property Contact

Jamie Troke, Broker of Record

Ekort Realty Ltd.

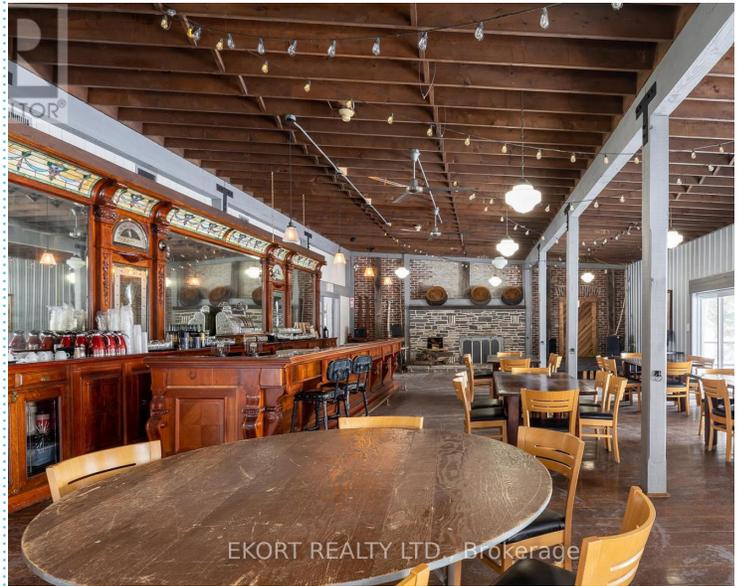
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