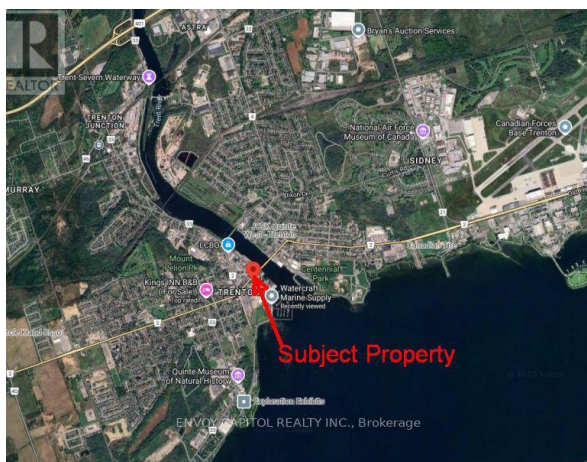


**MIXED USE
DESIGNATED
COMMERCIAL
BUILDING
FOR SALE**



Prime Repurpose & Redevelopment Opportunity

Immediate Possession Available
Located in Downtown Trenton



LOCATION

- Located in the City of Quinte West
- 1.5 hours east of Toronto
- Close proximity to HWY 401
- Greater Bay of Quinte Population 223,000
- City of Quinte West located on the Bay of Quinte



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65 DUNDAS STREET WEST, CITY OF QUINTE WEST MULTI-USE COMMERCIAL BUILDING - FOR SALE

OVERVIEW

The City of Quinte West is strategically located on the Bay of Quinte and serves as the starting point of the Trent-Severn Waterway. It is also home to CFB Trenton, Canada's largest Royal Canadian Air Force base, a key economic driver since 1929. This is chance to own the former Trenton City Hall, a historic landmark featuring an iconic clock tower in the heart of downtown. A rare and unmatched business and investment opportunity in downtown Trenton.

PROPERTY INFORMATION

Total Building Size: 34,890 sq. ft.

Storeys: 3

First Floor and Second Floor

23,260 sq. ft. enclosed garage space

Third Floor

7,692 sq. ft. office space

Zoning: Commercial

Parking: Underground 50 spaces

HWY Access: HWY 401 and HWY 2

Distance to HWY: Within 5 km

Gas: Enbridge Gas

Water: Municipal

Sewage: Municipal

Electricity: Hydro One

Cooling: Partially air-conditioned

Heating: Baseboard heaters

IDEAL USES

- Corporate Headquarters
- Medical Facilities
- Banking
- Insurance
- Retail
- Hotels
- Entertainment Venues
- Senior Living or conversion to residential condos or apartment units

COMMENTS

- A 4,000 sq. ft. oversized rooftop patio enhances its development potential
- Property is officially designated for mixed-use, including residential, under the the Official Plan.
- An elevator and rooftop HVAC system are installed.
- Immediate possession available
- On public transit route

ASKING PRICE

\$2,990,000

Property Taxes: \$11,000

PROPERTY CONTACT

Jay Chen, Broker

Envoy Capitol Realty Inc. Brokerage

Tel: 647-866-9876

COMMUNITY CONTACT

Chris King, Ec. D.

Chief Executive Officer

Quinte Economic Development Commission

Tel: 613-961-7990

Email: chris@quintedevelopment.com



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