



Commercial Office Space

For Lease

71 Adam Street, City of Belleville
12,450 sq. ft., Zoned C-3



← 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 International, JBS Foods and Amazon.



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at QuinteDevelopment.com or email
Chris at chris@quintedevelopment.com

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Property Overview

Located in a prime retail location less than one minute from Highway 401 (Exit 544) in Belleville's east end, this 12,450 sqft building offers exceptional visibility and accessibility. Currently configured as a turnkey office space, the layout includes multiple private offices, a boardroom, lobby/reception area, and 2 kitchen areas. Zoned C-3, the property is well-suited for a variety of permitted uses including a restaurant, an event space, or a retail store. With approximately 60 on-site parking spaces, this flexible space offers a great opportunity for a wide range of commercial tenants.

Building and Land

Building Size: 12,450 sq. ft.

Land Size: 591 x 297 ft.

Zoned: C-3

Parking: 60 spaces

Utilities

Water: Municipal

Electricity: Elexicon

Heating/Cooling: Fully airconditioned

Heating Type: Other (Natural Gas)

Lease/Rent Information

- \$14/sq ft
- Asking rent is based on net lease, additional rent consists of TMI at \$7.25/psf. (41035123)
- The landlord is open to a change of current use and would consider leasing smaller units such as 4,000 sqft or 6,000 sqft (rate TBD for small spaces).
- Annual Property Taxes: \$59,817.18

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.

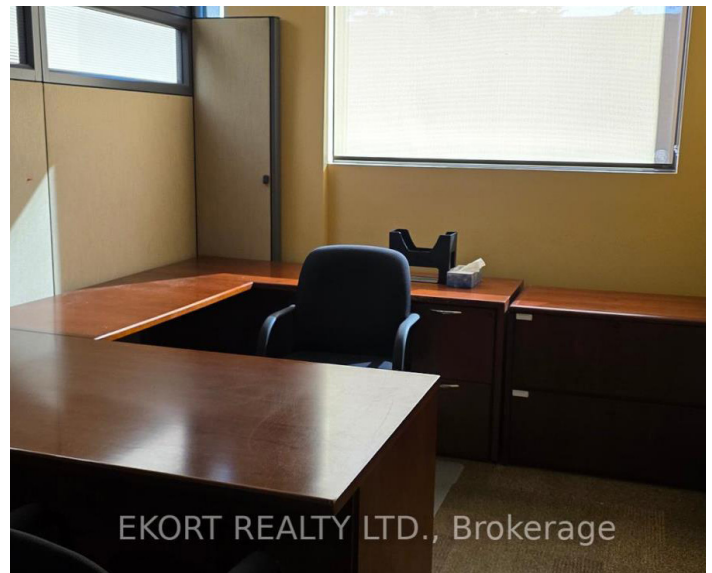
Tel: (613) 967-7208

Email: jamie@ekortrealty.com





Property Gallery

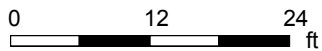
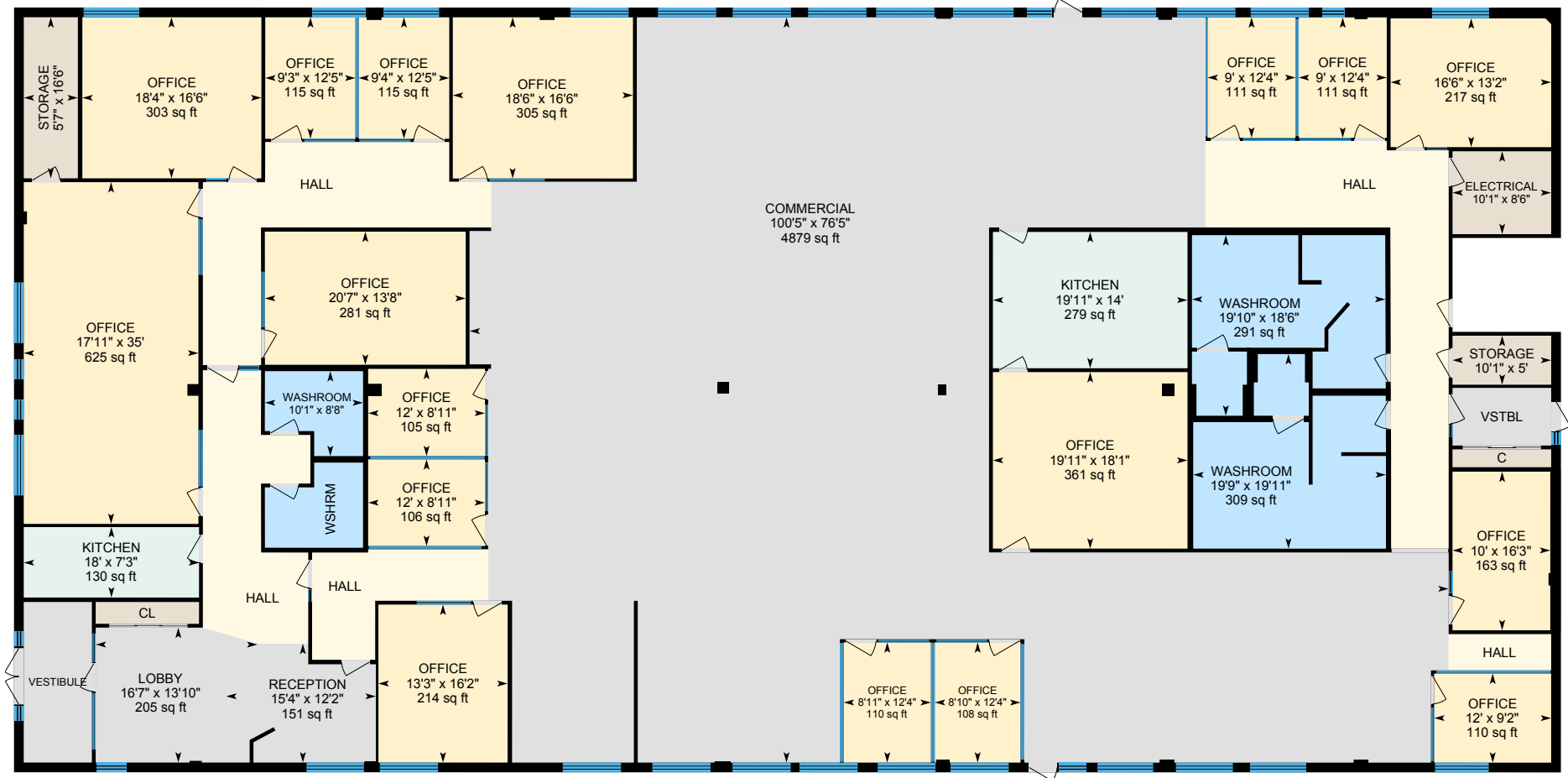


BAY OF QUINTE
ECONOMIC DEVELOPMENT

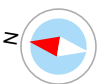
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71 Adam St, Belleville, ON

Main Floor Total Exterior Area 12450.29 sq ft
Total Interior Area 11851.54 sq ft



PREPARED: Jan 2021



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

71 Adam St, Belleville, ON

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

MAIN FLOOR

Commercial: 76'5" x 100'5" | 4879 sq ft

Electrical: 8'6" x 10'1"

Kitchen: 7'3" x 18' | 130 sq ft

Kitchen: 14' x 19'11" | 279 sq ft

Lobby: 13'10" x 16'7" | 205 sq ft

Office: 16'6" x 18'4" | 303 sq ft

Office: 12'5" x 9'4" | 115 sq ft

Office: 16'6" x 18'6" | 305 sq ft

Office: 12'4" x 8'11" | 110 sq ft

Office: 12'4" x 8'10" | 108 sq ft

Office: 12'4" x 9' | 111 sq ft

Office: 13'2" x 16'6" | 217 sq ft

Office: 35' x 17'11" | 625 sq ft

Office: 16'3" x 10' | 163 sq ft

Office: 18'1" x 19'11" | 361 sq ft

Office: 12'4" x 9' | 111 sq ft

Office: 13'8" x 20'7" | 281 sq ft

Office: 12'5" x 9'3" | 115 sq ft

Office: 8'11" x 12' | 106 sq ft

Office: 8'11" x 12' | 105 sq ft

Office: 9'2" x 12' | 110 sq ft

Office: 16'2" x 13'3" | 214 sq ft

Reception: 12'2" x 15'4" | 151 sq ft

Storage: 16'6" x 5'7"

Storage: 5' x 10'1"

Washroom: 8'8" x 10'1" | 75 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

Interior Area: 11851.54 sq ft

Perimeter Wall Length: 492 ft

Perimeter Wall Thickness: 14.6 in

Exterior Area: 12450.29 sq ft

Total Floor Area

Main Building Interior: 11851.54 sq ft

Main Building Exterior: 12450.29 sq ft

71 Adam St, Belleville, ON

Property Details

Room Measurements

Washroom: 19'11" x 19'9" | 309 sq ft

Washroom: 18'6" x 19'10" | 291 sq ft

Wshrm: 8'9" x 10'1" | 75 sq ft

Floor Area Information

71 Adam St, Belleville, ON

iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls.

Excluded Area is a sum of interior areas of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces, non-enclosed open spaces, such as decks and balconies.

The footprint of all interior walls and staircases is typically included in the reported Interior Area for a floor. The iGUIDE PDF floor plans use color to highlight all included areas. All excluded areas are shown white.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls, see below for calculation details.

Grade is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

Unfinished Area is the sum of interior areas of all unfinished rooms (measured to the inside surface of room walls).

Finished Area is Exterior Area minus Unfinished Area. Finished Area includes the footprint of interior and exterior walls.

iGUIDE Exterior Area Calculation

Exterior Area = [Perimeter Wall Thickness] x [Perimeter Wall Length] + [Interior Area]

Notes

A. **Perimeter Wall Thickness** is an independent measurement taken from the property, typically, at the main entrance. Considerations are not made for varying wall thickness around the perimeter.

B. **Perimeter Wall Length** is the sum of lengths of all exterior wall segments on a particular floor. When used to calculate Total Exterior Area Above Grade based on Total Interior Area Above Grade, it is the sum of perimeter wall lengths of all floors above grade.

Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.