



# FOR SALE

## 6 Acres

### C3 Commercial

## 375 Bell Boulevard, City of Belleville



### ← 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)



Discover the Bay of Quinte advantage  
at [QuinteDevelopment.com](http://QuinteDevelopment.com) or email  
Chris at [chris@quintedevelopment.com](mailto:chris@quintedevelopment.com)

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## Property Overview

This parcel is approx 6 acres in total with 500' of frontage. The stop lights across from the Casino intersect the property in half. The seller would consider severing the parcel in half at a price of \$2.1 million. Severance at owners expense. Ideal entry to site. Located in excellent proximity to Highway 401 interchange.

### General Information

**Land Size:** 6 Acres

**Square Footage:** 260,131 sqft

**Frontage:** 500 ft

**Zoning:** C3 Commercial

### Location Description:

Bell Boulevard across from Shorelines Casino

### Utilities

**Utility Sewer:** Sanitary Sewer

**Water:** Municipal Water

### Sale Price

**\$4,200,000**

**Annual Property Taxes: \$10,973**

### Community Contact

**Chris King, Ec.D.**

**Chief Executive Officer**

**Quinte Economic Development Commission**

**Tel: 613-961-7990**

**Email: [chris@quintedevelopment.com](mailto:chris@quintedevelopment.com)**

### Property Contact

**Gerry Baker, Salesperson**

**RE/MAX Quinte Ltd., Brokerage**

**Tel: 613-969-9907**



**BAY OF QUINTE**  
ECONOMIC DEVELOPMENT

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