



FOR SALE

1.58 Acres Zoned C3

Lot D Jenland Way, 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 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

Attention developers! 1.58 acre vacant commercial lot in the Bell Blvd corridor on the West side of Belleville. This property lies directly across the street from Shorelines Casino and Town Place Suites. Bell Blvd has recently undergone widening to 4 lanes and other upgrades. The businesses located on this parcel will be visible to consumers with destinations along Bell Blvd as well as traffic making use of Bell Blvd to access the 401. Municipal services available at lot line. Zoning permits building size up to 29,000sf.

Land Size: 1.58 acres

Zoning: C3

Frontage: 175 ft

Depth: 354 ft

Location Description:

Cross Streets: Jenland Way S and Bell Blvd. **

Directions: From Bell Blvd take Jenland Way S South.

Utilities

Water: Municipal

Sale Price

\$699,999

Annual Property Taxes: \$10,520

Community Contact

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Chief Executive Officer

Quinte Economic Development Commission

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Property Contact

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