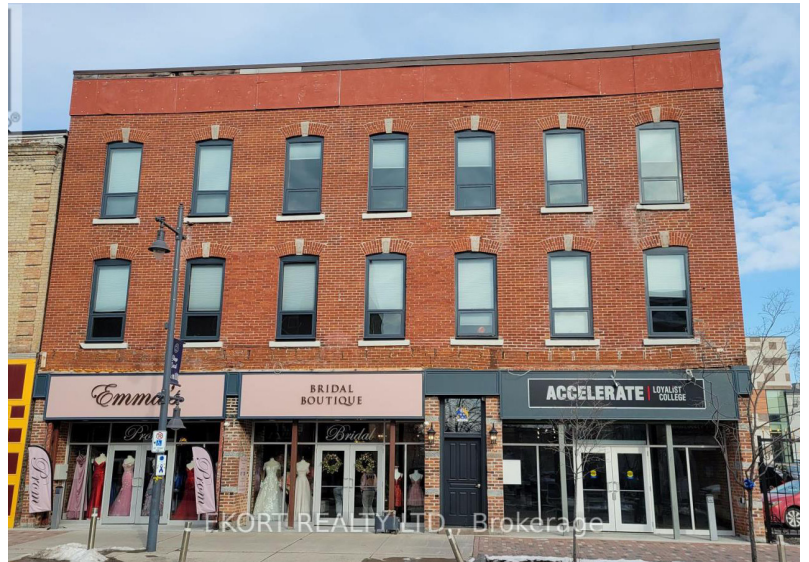




# Multi-Use Building

— For Sale —



## 249-253 Front Street, City of Belleville — Blend of Commercial and Residential Spaces



### ← 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)



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ECONOMIC DEVELOPMENT

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

Introducing your next investment opportunity, the Burrows Building! Located in Downtown Belleville, this multi-use building offers a blend of commercial and residential spaces, ensuring a diverse revenue stream. Among its highlights are 3 commercial and 11 residential units: 8 bachelors, 1 two-bedroom, and 2 one-bedroom apartments. With two of the commercial spaces leased, a 2161 sqft open concept unit awaits customization to meet tenants or owners needs. The residential units have undergone recent renovations, showcasing contemporary amenities with the building's unique architectural charm. Some units are furnished and licensed for short-term accommodation, catering to both long and short term tenants. **The Burrows Building has been completely upgraded and renovated within the last 3 years, including a total rebuild with structural upgrades, a new lower roof, site grading and drainage, new windows, and security enhancements with surveillance cameras.** Boasting stable rental income and promising growth potential, the Burrows Building presents an exceptional opportunity to expand your investment portfolio.

### Property Details

**Property Type:** Multi-family

**Lot Size:** Bldg=60.75 x 172.24 FT

**Acreage:** Bldg=60.75 x 172.24 FT

**Water Type:** Municipal

### Measurements

**Square Footage:** 12,722 SF

**Exterior Building Size:** 12,722 SF

### Building Details

**Cooling:** Fully air-conditioned

**Heating Type:** Hot water radiator heat (Natural Gas)

### Utilities:

**Gas:** Existing

**Water:** Municipal

**Sewage:** Municipal

**Electricity:** Elexicon Energy

### Financial Information

**Asking Price:** \$2,950,000

**Annual Property Taxes:** \$20,400

### Community Contact

**Chris King, Chief Executive Officer**

Quinte Economic Development Commission

**Tel:** 613-961-7990

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

### Property Contact

**Jamie Troke, Broker of Record**

EKORT Realty Ltd.

**Tel:** Cell 613.967.7208

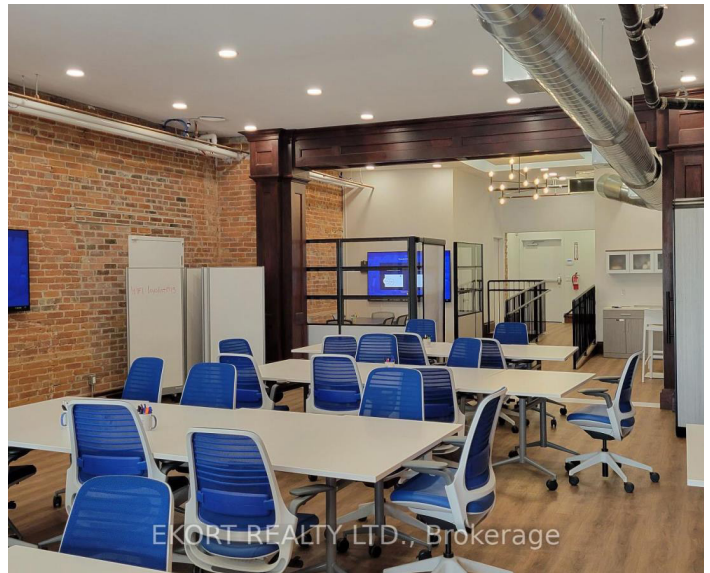
Office 613.969.9901

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## Property Gallery



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Chris at [chris@quintedevelopment.com](mailto:chris@quintedevelopment.com)