



Purpose-Built Office Building

— For Sale —

**149 North Murray Street,
City of Quinte West**

+/- 11,754 sq.ft.

Over Three Levels



← 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 Procter & Gamble, WK Kellogg Co, Magna International, JBS Foods and Amazon.



BAY OF QUINTE
ECONOMIC DEVELOPMENT

Discover the Bay of Quinte advantage
at QuinteDevelopment.com or email
Chris at chris@quintedevelopment.com

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Property Overview

Position your practice or professional business in this well-maintained, purpose-built office building in Quinte West offering approximately 11,754 sqft over three levels. The property features 36 on-site parking spaces and a functional layout ideal for medical, professional, or institutional use. Zoned SM-8 with approved applications supporting uses such as clinic, laboratory, pharmacy, radiology services, call centre, community centre, and research and development, this property presents an exceptional opportunity for healthcare providers, professional firms, or growing organizations seeking a strategic Quinte West location.

Building

Building Total Size: +/- 11,754 sf (Over 3 Levels)

Each Level spans +/- 3,918 sf

Zoning: SM-8

MAIN FLOOR

Previously operated as a medical clinic, includes a reception area, patient waiting room, boardroom with a domed skylight, staff lunchroom, two washrooms, and 13 examination rooms.

SECOND FLOOR

Offers an additional reception area, patient waiting space, staff kitchenette, two washrooms, and a combination of private offices and semi-private workstations.

BASEMENT (Raised)

The fully finished raised basement includes a utility room, storage vault, second storage room, two-piece washroom, and janitor closet.

Utilities

Heating / Cooling: Fully air conditioned

Heating Type: Forced air

Water: Municipal

Sale Price

\$1,400,000

Annual Property Taxes: \$20,519.28

Community Contact

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Quinte Economic Development Commission

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Property Contact

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Property Gallery



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