



FOR SALE

Over 1.4 Acres

Zoned DC

218 Station Street, 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

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Property Overview

This exceptional commercial-industrial property offers over 1.4 acres of prime development land with an impressive 315 feet of frontage on busy Station Street, providing outstanding exposure, accessibility, and redevelopment potential. The site presents a wide range of possibilities for investors, developers, and owner-users. The City of Belleville may be receptive to alternative development concepts, including ****mixed-use commercial and residential projects****, subject to municipal approvals. This flexibility creates an opportunity to capitalize on one of the city's most active growth corridors. Whether you're planning a commercial plaza, employment lands, a mixed-use development, or another innovative project, this property offers the size, frontage, and location to bring your vision to life. Buyers are advised to conduct their own due diligence regarding zoning, servicing, development approvals, and all proposed future uses. This is a rare chance to secure a prominent development site in a market where quality vacant land is increasingly difficult to find.

Property Information

Land Size: Over 1.4 acres, irregular lot size

Zoning: DC (Development Control)

Frontage: 315 ft

Depth: 266 ft

Utilities

Water: Municipal

Utility Sewer: Available, Sanitary sewer

Cable: Available

Electricity: Available, Elexicon

Comments

Adding further value, CN has agreed to remove the existing utility poles from the property, enhancing the site's development potential and improving future design flexibility.

Sale Price

\$499,000

Annual Property Taxes: \$1,680.66

Community Contact

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