

Commercial Unit

— For Lease —

161 Bridge Street West, Unit #2

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)

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

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 perfor- mance 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

Situated in Bridge & Sidney Square, a well located and busy plaza at south-east corner of Bridge Street West at Sidney Street. Approximately 2,425 sf of vacant space available for lease. Access to unit from north-east corner of plaza. Many permitted uses in Regional Commercial -C3 zone. nearby stores include Dollarama, Giant Tiger, Shoppers Drug Mart, Tim Hortons, Pharmachoice.

Building

Total Area: Approximately 2,425 sf
Zoning: C3 - Regional Commercial
Category: Retail
Parking: Ample, paved
Clear Ceiling Heights: Approximately 12 ft

Utilities

Heating / Cooling: Gas Forced Air
A/C: Yes
Water: Municipal
Sewer: Sanitary & Storm Available

Lease Rate

$14.00 / SF Net, plus TMI, plus HST, plus utilities

Community Contact

Chris King, Chief Executive Officer
Quinte Economic Development Commission
Tel: 613-961-7990
Email: chris@quintedevelopment.com

Property Contact

Allan Lunenfeld, Broker
Royal Lepage Proalliance Realty
Tel: 613-966-6060
Email: AHL@sympatico.ca



BAY OF QUINTE ECONOMIC DEVELOPMENT

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 perfor- mance 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.