

FOR SALE

50 KING STREET
BROCKVILLE, K6V 1B1

COMMERCIAL | OFFICE/RETAIL

LAND AREA: 0.42 ACRES

BUILDING AREA (SQ.FT.): 15,000 +/-

ZONING: MIXED USE DOWNTOWN (MD)

SALE TYPE: FREEHOLD



LISTED AT
\$895,000

This is an ideal investment opportunity of well located building in the downtown core of Brockville offering main floor retail and second floor offices. Tenants include Dentist, Restaurant and Specialized Shoe Retailer and opportunity to expand revenue by leasing additional main and second floor for lease. Building has concrete steel pan floor separation and property has spacious rear parking area for approx.. 14 cars in addition to convenient city street parking out front. Well below replacement with approx.. 15,000 sq.ft. and an ideal opportunity to purchase at seriously reduced rate as a result of current vacancies only to expand and realize a very attractive cap rate upon lease up!



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FOR SALE 50 KING STREET
0.42 ACRES - PRIME OFFICE/RETAIL INVESTMENT OPPORTUNITY



FEATURES

- 0.42 acres with approximately 14 parking spaces
- Prime street front retail/office
- Second floor finished office space
- Brockville City of 21,584 residents - 2016 census
- King St. West is the city connector of Highway #2

ZONING

- Mixed Use Downtown
- Commercial - Office - Clinic
- Mixed Use Apartment / Commercial
- Grocery - Hardware - Retail
- Restaurant



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