

# FOR SALE

260 KING STREET WEST  
BROCKVILLE, K6V 3S1

**COMMERCIAL - MIXED USE**

**LAND AREA:** 1.6 ACRES

**BUILDING AREA (SQ.FT.):** 21,090 + 11,000

**ZONING:** MIXED USE DOWNTOWN

**SALE TYPE:** FREEHOLD (2 SEP. PINS)



LISTED AT  
**\$2,100,000**

Exceptional opportunity for 1.6 Acre site comprised of two separate PIN's fronting three streets in the city core of Brockville. Includes single 21,900 sq.ft. main floor, 11,000 sq.ft second floor tenanted building (leased to April 2023) gross rental income over 3 years avg. \$130,000 per annum) plus chip truck rental income of \$12,000 per annum on vacant land parcel. Site is opposite Metro, 450 metres to Yacht Club (St. Lawrence Waterfront), 600 metres to Waterfront Park, 400 metres to Shoppers Drug Mart and is zoned MDH - Mixed Use Downtown allowing for a wide range of commercial uses and allows for Apartment/Condo Dwelling as part of mixed use development (per By-Law). Adjacent new multi family redevelopment and an ideal opportunity to maximize favourable zoning within the context of redevelopment plans while generating income from current tenants in a prime city core location.



**RE/MAX RISE Executives - Commercial Division**

**PATRICK HULLEY**

Broker of Record

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**INDUSTRIAL - COMMERCIAL  
INVESTMENT REAL ESTATE**



FOR SALE 260 KING STREET WEST  
1.6 ACRES - TWO SEPERATE PINS - 0.46 ACRE & 1.14 ACRE WITH BUILDING



## FEATURES

- Building with 21,090 sq.ft. main & 11,000 2nd floor
- Fronting three streets in city core west
- South of new residential multi family development
- 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 & Drive Thru



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