



Loyalist Market
218-222 Main Street, Bath ON

City & County Populations:

- Village of Bath population 2,154
- Loyalist Township population 16,971

Site Area: 3.75 Acres | Main Street/Loyalist Parkway

Gross Leasable: 1,500 - 28,800 sq.ft.

Available Services:

Full municipal services/water, sewer, hydro, cable, high speed internet, paved parking and shared pylon sign

Zoned C-4 Allowable Uses Include:

- Restaurant (including drive-thru)
- Drug store
- Medical/Dental/Veterinary Clinic
- Hair salon
- Professional office
- Grocery store
- Retail shops



Key Summary:

The Loyalist Market a commercial centre in Bath is growing again. Phase II is underway offering occupancy for Spring/ Summer 2021. 218 Main Street the third building within consists of 5 units and is offering lease space from 1,200 to 6,500 sq.ft. Loyalist Market is a retail commercial, retail, professional service & restaurant hub for the Community of Bath with over 28,000 sq.ft of space within four architecturally inspired buildings including a freestanding drive thru. High exposure location for your business. Our first building is almost fully leased and operating with professional tenants including Pharmacy (After Hours Clinic), Doctors Office, Physio and is ideal for professional service users (just two bays left). Also releasing in Phase II is 218 Main Street, our third building with just over 9,200 sq. ft., ideally suited for a community grocery, hardware, general store with design build leaseback available. Base Rental Rate with landlord's base fit up, per landlord's form of lease plus triple net expenses. Common Area & Taxes Projected at \$5.00 sq. ft. Exceptional opportunity to locate your business in a growing community, Village of Bath grew +10% over last census and there are new residential developments proposed surrounding the Loyalist Market.



Starting from \$12.00 per sq.ft. NNN
per landlords form of lease base building shell



FOR LEASE



218-222 Main Street, Bath, Ontario

Unit	Tenant	Approx. Sq. Ft
220 Main Street, Unit 1	Pharmacy/Medical	LEASED
220 Main Street, Unit 2	Pharmacy/Medical	LEASED
220 Main Street, Unit 3	Physiotherapy	LEASED
220 Main Street, Unit 4	For Lease	2,094
220 Main Street, Unit 5	For Lease	1,526
220 Main Street, Unit 6	LEASED	LEASED
216 Main Street, Units 1-5	For Lease	1,200 - 6,500
218 Main Street, Units 1-6	For Lease	1,453 - 9,202
Freestanding Drive Thru	For Lease - Will build to suit	Rate and Size TBD (2,000 to 3,000)



**Starting from \$12.00 per sq.ft. NNN
Leasing Opportunity**



Patrick Hulley, Broker of Record
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Information subject to change E. & O.E.

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FOR LEASE

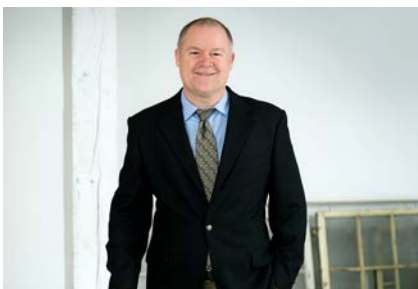


Artist Concept



**Starting from \$12.00 per sq.ft. NNN
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