

BETHUNE STREET

KING STREET EAST

FOR
SALE

33

KING STREET EAST,
BROCKVILLE

COMMERCIAL DEVELOPMENT
LAND FOR SALE

WATER STREET EAST

PROPERTY OVERVIEW

The subject Property is located on the south side of King Street East in the heart of Brockville's Historic Downtown. The Property is a short walk away from the waterfront and Blockhouse Island, which are among a number of amenities that are within the immediate area of the Property. The Property is predominantly surrounded by Mixed Use properties along King Street East and residential properties to the north and east.

ENVIRONMENTAL

The Vendor has chosen to put this property on the market on an "as is" basis. The Property has not been remediated. Relevant environmental reports are included in the Confidential Data Room. The Purchaser will need to remediate as appropriate, including filing for a Record of Site Condition (RSC) as required.

ZONING

The subject Property is designated as Mixed Use Downtown by the City of Brockville Zoning By-Law. Permitted uses include but are not limited to:

- Mixed Use Commercial/Residential Building
- Bed and Breakfast
- Retirement Home
- Business Offices
- Hotel
- Commercial Use
- Micro-Brewery

PROPERTY DETAILS

ADDRESS	33 King Street East, Brockville
PIN	441620023
SIZE	16,103 sf (approx.)
DIMENSIONS	160 ft x 142 ft x 81 ft x 56 ft x 42 ft x 64 ft x 36 ft x 22 ft
OFFICIAL PLAN	Downtown and Central Waterfront Area
ZONING	Mixed Use Downtown

ASKING PRICE
\$219,000



OFFERING PROCESS

Upon the Purchaser executing a Confidentiality Agreement, the Vendor will provide the Purchaser access to a Confidential Data Room which will contain copies of relevant environmental reports completed by the Vendor's to date. The Vendor will consider the submission of Expressions of Interest ("EOI") on the Vendor's standard form, a copy of which shall be provided to qualified purchasers. Interested parties shall submit the EOI, after review of the information in the data room, on terms wherein the Purchaser agrees to complete a purchase of the property on the Vendor's standard Offer to Purchase (OTP) form. All Expressions of Interest must be received by the Vendor's Exclusive Agent, Cushman and Wakefield, on a date to be provided by the listing agent.

EOI's are to be delivered to: **CUSHMAN & WAKEFIELD ULC, BROKERAGE**
c/o Peter Kostogiannis, Sidney Kostogiannis, Reilly Hayhurst & Mike Murray
161 Bay Street, Suite 1500,
Toronto, Ontario, M5J 2S1

All inquiries regarding the Property or any information contained in this brochure should be directed to the Advisor as exclusive agents for the Vendor.

FOR MORE INFORMATION, CONTACT:

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**Broker *Sales Representative