

# \$ - 1 - 4155 Road #38, Frontenac (frontenac South)

MLS® #X12022391

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0 Bedroom, 1.00 Bathroom, 2,303 sqft

Retail on 3.96 Acres

47 - Frontenac South, Frontenac (frontenac South), Ontario

Exciting opportunity to increase your business presence in South Frontenac! To be built by Wemp & Smith Construction Ltd. one of Eastern Ontario's finest builders, this purpose built 5-unit commercial plaza will be ready for occupancy Spring/Summer of 2026. Each unit is perfectly outfitted to accommodate your growing business. Unit #1 will be on the South East corner of the building and will side onto Road #38 offering excellent exposure. The front of each unit will offer floor to ceiling glass, double front glass doors 72" x 96", 2 levels of office/retail space totaling 1161 sq-ft, spacious accessible 2 pc bath, large mechanical room and another 1152 sqft of garage/shop space at the rear with 12 x 12 door perfectly setup for your service related business. Each unit will be serviced by a propane or electric forced air furnace, cistern, separately metered for hydro and a communal septic system. Available at \$18.00 per sqft gross rent with only your utilities extra. Road #38/Highway #38 is one of the areas busiest roads with annual average daily traffic of 8,100 vehicles (2023 study) with projections increasing this to just under 8,300 by 2033. This is a rare opportunity to invest in your business in South Frontenac! (id:6289)



## Essential Information

Listing # X12022391

Bathrooms 1.00

Square Footage	2,303
Acres	3.96
Type	Retail

### Community Information

Address	1 - 4155 Road #38
Subdivision	47 - Frontenac South
City	Frontenac (frontenac South)
Province	Ontario
Postal Code	K0H1V0

### Listing Details

Listing Office	SUTTON GROUP-MASTERS REALTY INC., BROKERAGE
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