

\$ - 408-410 Pitt Street, Cornwall

MLS® #X12225351

\$

0 Bedroom, 4.00 Bathroom, 8,626 sqft
Office on 0.00 Acres

717 - Cornwall, Cornwall, Ontario

For Lease Main floor \$15.00 per sq ft per annum, second Floor \$10.00 per sq ft per annum, Garage \$1,500.00 per month. All Rents are for the first year of a 5 year minimum lease on an "As Is" basis, Rents will change annually by the change in Operating Costs for the year. There may be a change in the Base Rent part way through the Lease. The subject property consists of a 0.39 acre parcel of serviced land, with approximately 98 ft. of frontage on the west side of Pitt St. by a depth of approximately 177.7 ft of depth. The lot is slightly irregular in shape. There is a graveled parking lot with some 17 parking spaces beside the building. The site is fully serviced with municipal water and sanitary sewer, electrical, communications and other typical services. Surface drainage on the lot is to the West. No environmental issues were identified, and the assumption is the site is environmentally clean. The site has been improved with a two-story office building having approximately 3,725 sq ft of area on the first floor and approximately 3,525 on the second floor. In addition to the main building there is an attached commercial two bay 1,376 sq ft metal garage located behind the office building. The main building is complete with two, two piece washrooms on each floor. It is understood that a new fully ducted HVAC system was installed several years ago replacing individual units that are now blocked off. The hydro service is assumed to be approximately a 400 amp, three phase, 600



volt electrical service with separate pony panels located in various parts of the building. It is understood the roof on the main building was replaced in 2021. There is a standby generator on site, but it is not known if it is operable or not. The building interior improvements are considered to be out of date relative to most office buildings today and are in need of modernization. The garage is thought to be in very good condition. Tenants are cautioned to verify all details. (id:6289)

Essential Information

Listing #	X12225351
Bathrooms	4.00
Square Footage	8,626
Acres	0.00
Type	Office

Community Information

Address	408-410 Pitt Street
Subdivision	717 - Cornwall
City	Cornwall
Province	Ontario
Postal Code	K6J3R2

Amenities

Features	Irregular lot size
Parking Spaces	17

Interior

Heating	Natural gas Other
Cooling	Fully air conditioned

Exterior

Lot Description	Bldg=98 x 177.15 FT
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Listing Details

Listing Office	RE/MAX AFFILIATES MARQUIS LTD.
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