

\$ - 530 Stewart Boulevard N, Brockville

MLS® #X12264861

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0 Bedroom, 1.00 Bathroom, 10,010 sqft

Retail on 0.00 Acres

810 - Brockville, Brockville, Ontario

530 Stewart BLVD New Build - Be the first one to occupy this excellent 10,010 sq ft commercial building with 18-21 ft ceilings, HVAC system in place, this building can be divided into 2 x 5,005 sq ft units, each have accessible washroom, . Zoning - C4 in Brockville Building area = 10,010 sq.ft. with full metal liner panel interior Ceiling height ranges from approximately 21' between frames and about 18' to underside of frames Currently 1 unit but can be divided into 2. Each unit would have their own entrance, OH door, washroom, HVAC, electrical panel. Electrical for each potential unit is a 200 AMP - 120/208V. Tenant will have proportionate share of parking. Basic Rent - \$15.00/sq ft/annum net to Landlord is Minimum Basic Rent in first yr of Lease. Basic Rent to increase by \$0.25 per sq ft per annum in each year of the term. 2025 Anticipated Operating costs are +/- \$8.00/sq ft/annum. Tenant to pay 50% of the cost of the demising wall is separated. Tenant to pay utilities and other costs typical to a tenant of commercial space. (id:6289)



Essential Information

Listing #	X12264861
Bathrooms	1.00
Square Footage	10,010
Acres	0.00
Type	Retail

Community Information

Address	530 Stewart Boulevard N
Subdivision	810 - Brockville
City	Brockville
Province	Ontario
Postal Code	K6V7H2

Amenities

Amenities	Highway
Features	Irregular lot size
Parking Spaces	50

Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

Exterior

Lot Description	Bldg=370.43 x 249 FT ; shape
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Listing Details

Listing Office	RE/MAX AFFILIATES MARQUIS LTD.
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