

\$ - 550 Stewart Boulevard, Brockville

MLS® #X12264862

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0 Bedroom, 2.00 Bathroom, 8,920 sqft

Retail on 2.17 Acres

810 - Brockville, Brockville, Ontario

Address: 550 Stewart Blvd. Zoning - C4 in Brockville Building area = 4,282 sq. ft. rentable floor area available with full metal liner panel height ranges from approximate 13 on side to about 18 in centre. Unit has its own entrance, OH door, 2 piece washroom, HVAC, electrical panel. Electrical for each unit is 200AMP - 120/208Volt. There is a two piece bathroom in the building. Basic Rent: \$13.00/sq ft/annum fully net to Landlord for the 1st year of a 5 yr min lease. Basic Rent will increase by \$0.25 per sq ft per annum in each year of the term In addition to Basic Rent, Tenant to be responsible for 22.8% of Operating Costs for 2025 estimated at +/- \$8.00 sq ft per annum. Realty Taxes are an estimate. Property is not assess as yet for taxes due to construction and reno's. Tenant to pay utilities and other costs typical to a tenant of commercial space with Care free net to the Landlord lease. Main electrical room is 130 sq. ft and serves both buildings, tenant not to have access (main service for both buildings is 600AMP 3 phase, 120/208V) (id:6289)



Essential Information

Listing #	X12264862
Bathrooms	2.00
Square Footage	8,920
Acres	2.17
Type	Retail

Community Information

Address	550 Stewart Boulevard
Subdivision	810 - Brockville
City	Brockville
Province	Ontario
Postal Code	K6V7H2

Amenities

Amenities	Highway
Parking Spaces	50

Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

Listing Details

Listing Office	RE/MAX AFFILIATES MARQUIS LTD.
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Listing information last updated on November 5th, 2025 at 12:16am EST