

\$ - 12 Maple Avenue, Smiths Falls

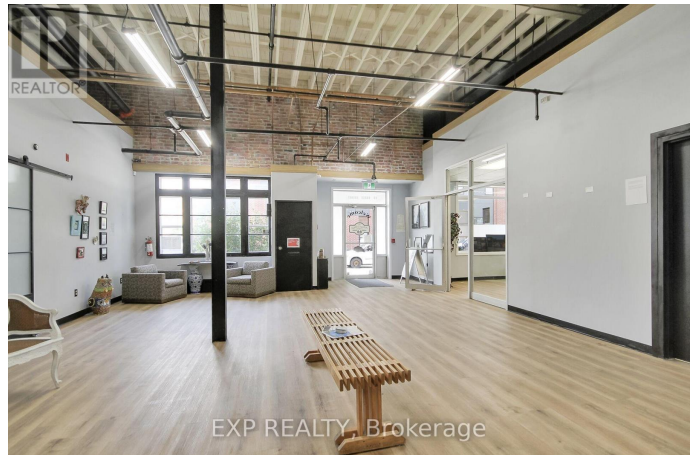
MLS® #X12463315

\$

0 Bedroom, 0.00 Bathroom, 8,740 sqft
Office on 0.00 Acres

901 - Smiths Falls, Smiths Falls, Ontario

Prime leasing opportunity in the heart of the ever-growing Smiths Falls market. This unique property allows for an almost countless amount of interesting possibilities (see attached document for complete list of zoning designation) including but not limited to medical, health and wellness services (physiotherapy, dentist, veterinary clinic, osteopathy, etc) and fitness oriented businesses. There are various unit configurations available in this building that boasts almost 7,000 square feet. With a population of over 22,000 residents located within a 15-minute drive, this property is centrally situated on the corner of William Street and Maple Avenue, just 1 block down from the City's busy downtown area. With 14 dedicated parking spots, the property is also surrounded by numerous street parking options. The building, which boasts 20 foot ceilings and no load-bearing walls, went through many updates over the past couple of years. The Landlord is willing to work with the right tenant on any renovations/build out options, including outside signage. (id:6289)



Essential Information

Listing #	X12463315
Bathrooms	0.00
Square Footage	8,740
Acres	0.00

Type Office

Community Information

Address 12 Maple Avenue
Subdivision 901 - Smiths Falls
City Smiths Falls
Province Ontario
Postal Code K7A1Z5

Interior

Heating Other
Cooling Fully air conditioned

Exterior

Lot Description Bldg=120 x 120 FT

Listing Details

Listing Office EXP REALTY



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Listing information last updated on November 4th, 2025 at 3:46am EST