

FOR SALE

2420 Parkedale Avenue

Brockville, ON

\$1,200,000 | Investment



KEY FEATURES

- Currently operating as a truck repair business, leased until 2021.
- Across from 1000 Islands Mall retail node just off Highway 401 in Brockville.
- Potential commercial property assembly possible, approximately 5.2 acres.

Price: \$1,200,000
Realty Taxes: \$49,250 (2018)
Lot Size: 1.9 Acres
Building Size: Office: 5,486 SF
Warehouse: 9,400 SF
Total: 14,886 SF
Zoning: C2
Lot Frontage: 253 FT



Providing Solutions

Gary Croke
Broker
613-384-1997 ext. 14
gcroke@rtcr.com

Kostas Doulas
Broker of Record
613-384-1997 ext. 17
kdoulas@rtcr.com

20 Gore Street, Suite 102
Kingston, Ontario
K7L 2L1
www.rtcr.com

**Rogers
& Trainor**

Commercial Realty Inc.
Brokerage

All information provided is deemed reliable but is not guaranteed and should be independently verified.

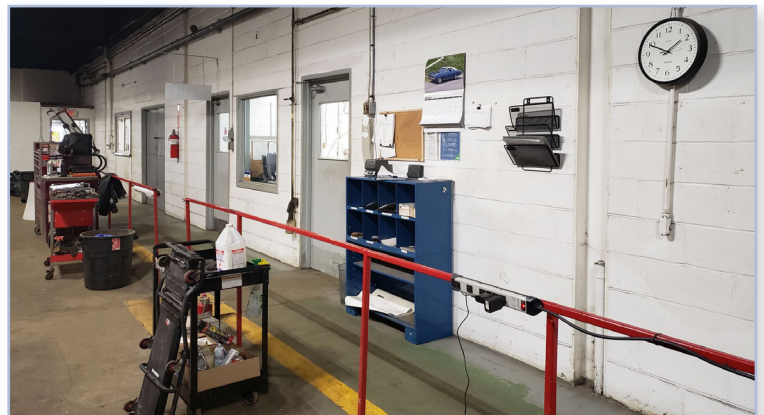
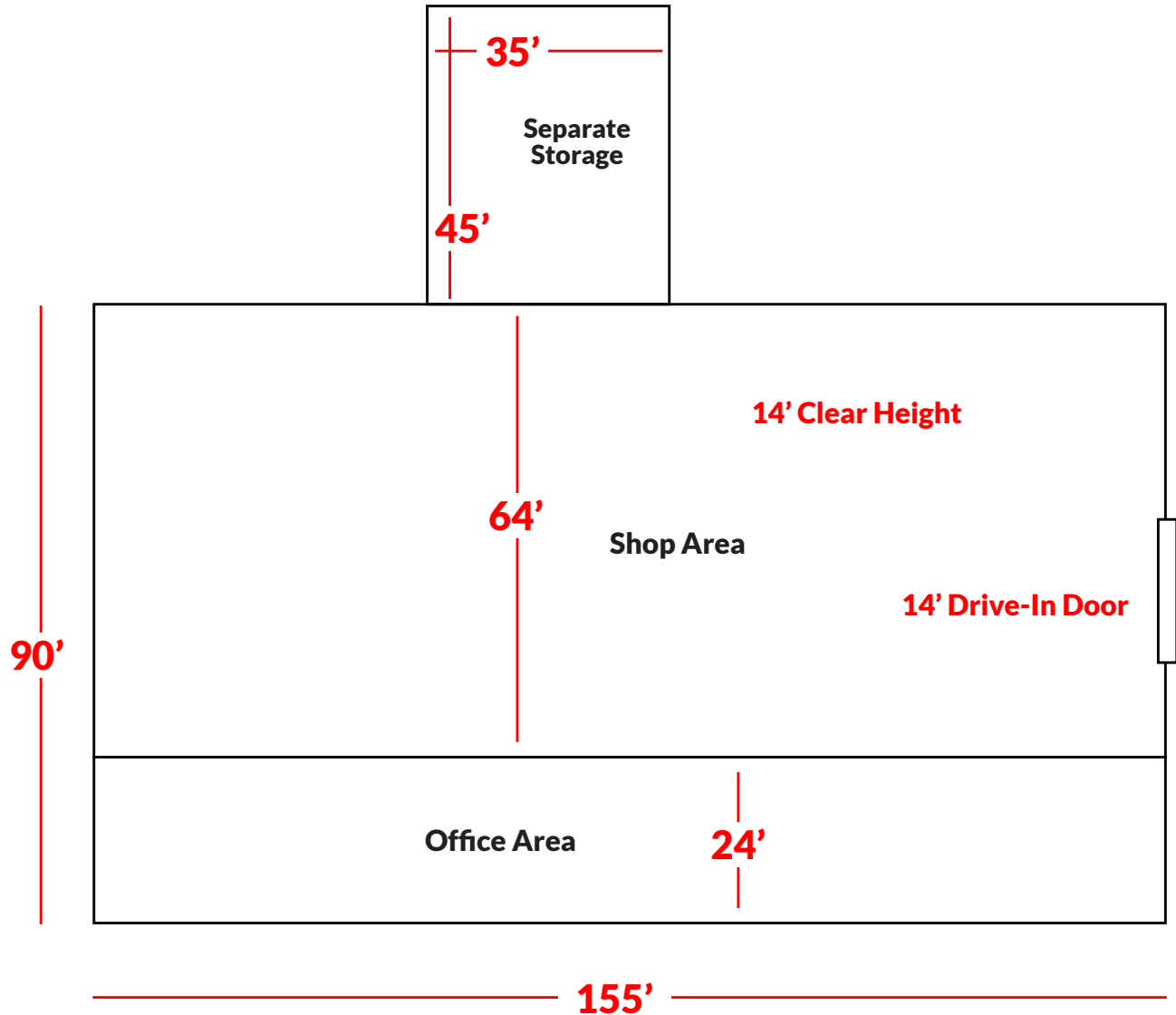
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FLOOR PLAN



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BROCKVILLE, CITY OF THE 1000 ISLANDS

Located in the heart of the 1000 Islands and St. Lawrence Seaway, Brockville is a beautiful historic waterfront town that attracts visitors from around the world.

In a community of 24,000 people, Brockville is a city with hometown charm. The City of Brockville has the same services and amenities that can be found in larger suburban centres while enjoying the benefits of a community-oriented atmosphere. The city works hard to maintain the heritage feel found in the downtown area while keeping up on growth and competition throughout the other parts of the city.

The city is centrally located between Ottawa, Montreal, and Toronto and within minutes of two international bridges to northern New York State. For businesses, this prime geographical location has proven to be an asset for development, with land costs and building leases available at a fraction of the cost of larger urban centres. Whether you are working from a home office or setting up in the business park, with high speed broadband internet throughout the City, it has never been easier to do business with the world right from within Brockville. The city offers lots of amenities found in larger suburban places without the chaos of traffic, long commutes, and waiting in lineups.

Brockville is less than one hour from the Nation's Capital, Ottawa and on the banks of the St. Lawrence River Island Seaway system with two international bridges border the community with access to the U.S. markets via New York State.



BROCKVILLE

CITY OF THE 1000 ISLANDS

Hometown Charm...World Class Business!

