

FOR SALE

45 COMMERCIAL COURT, NAPANEE

\$1,500,000 - INDUSTRIAL & OFFICE BUILDING



PROPERTY DETAILS

PRICE: \$1,500,000

BUILDING SIZE: 8,050 sq ft total
• 3,350 sf industrial bay
• 4,700 sf offices

LOT AREA: 1.467 acres (63,902.5 sf)

REALTY TAXES: Currently exempt
• TBD for future Buyer

ZONING: BP in Zoning By-Law 02-22

OFFICIAL PLAN: Arterial Commercial

CONSTRUCTION: Steel and concrete

CEILING HEIGHT: ~16' in industrial space,
~8' in office space

ELECTRICAL: 200 amp, with generator

HEATING/COOLING: Furnace, radiant tube heaters, baseboard heater force flow heaters, air conditioners

WATER SUPPLY: Municipal

SEWAGE: Municipal Sewer

ENVIRONMENTAL: Phase I report available

PARKING: Approximately 20 spaces

OTHER: Yard area & Fenced Compound

KEY FEATURES

- Large office area with 8 private offices plus Second Floor Mezzanine
- Garage w/ 2 Overhead Doors (12' x 14')
- Range of industrial/business park permitted uses

OFFER SUBMISSION

Offers to be submitted on or before **4:00 pm on June 14th, 2023**, with an irrevocable date no earlier than **June 16th** addressed to Alex Adams (see contact information below).

The property is owned by the Town of Greater Napanee and therefore any offer will be subject to approval by Council of the Town of Greater Napanee. All Offers are to be submitted on the Agreement of Purchase and Sale as provided by the Seller. After the Offer Submission Date, the Seller may request additional information from the offer participants and/or negotiate with one or more parties at its discretion.

The Seller has no obligation to acknowledge, respond to, treat with or accept any purchase proposal and reserves the right to remove the property from the market, at its discretion at any time. The Seller, in its sole discretion, reserves the right at any time and in any manner, to reject any and/or all offers, not necessarily accept the highest price or any price, and the right to accept any offer at any time which may be in its best interest. The property is being sold on an "as is, where is" basis.

Seller reserves the right to view all preemptive offers.

LEASEBACK

The Seller requires a leaseback of the industrial portion of the building until November 2024. Please contact listing agents for further information.

Rogers & Trainor
Commercial Realty (2009) Inc.
Brokerage

WWW.RTCR.COM

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KOSTAS DOULAS
Broker of Record

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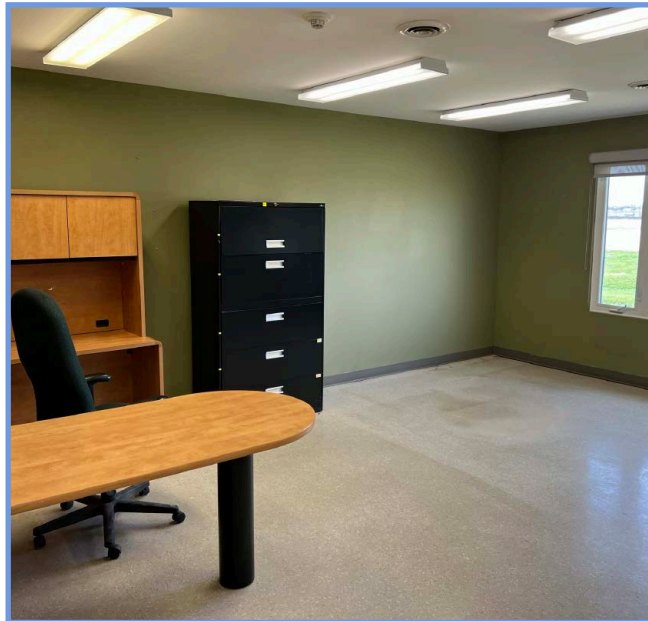
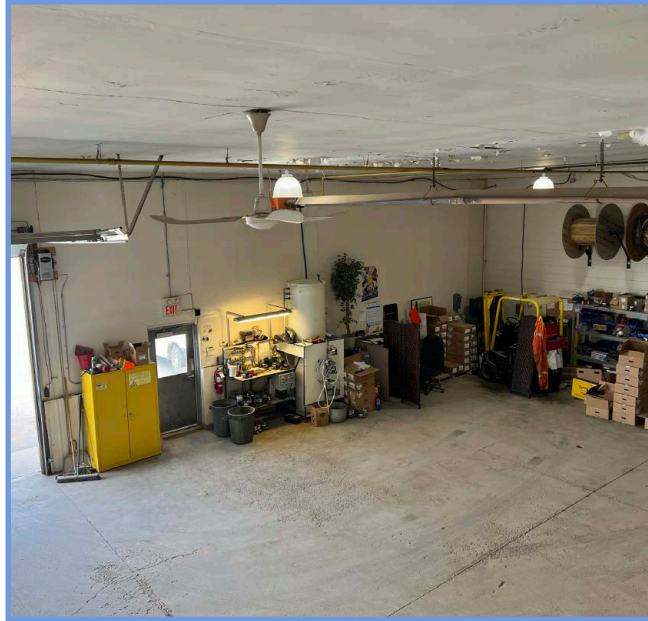
PHOTOS



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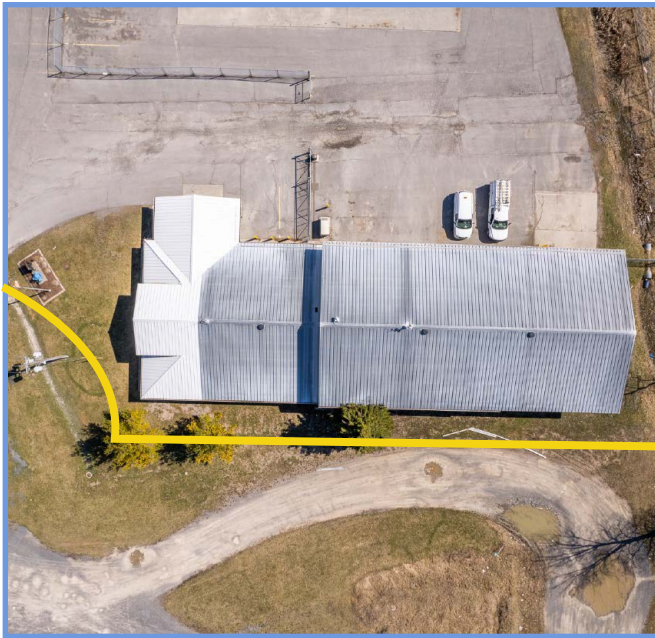
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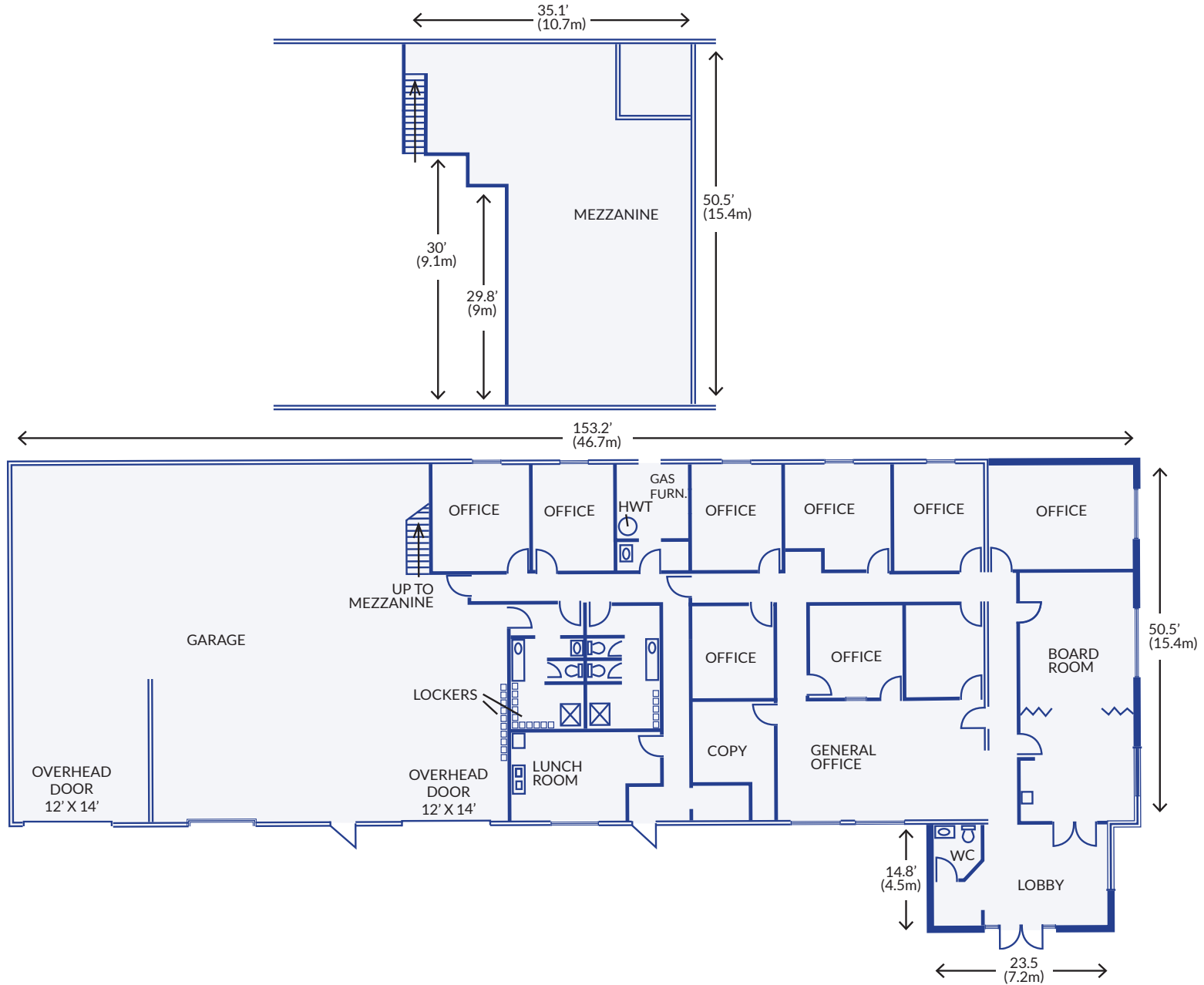
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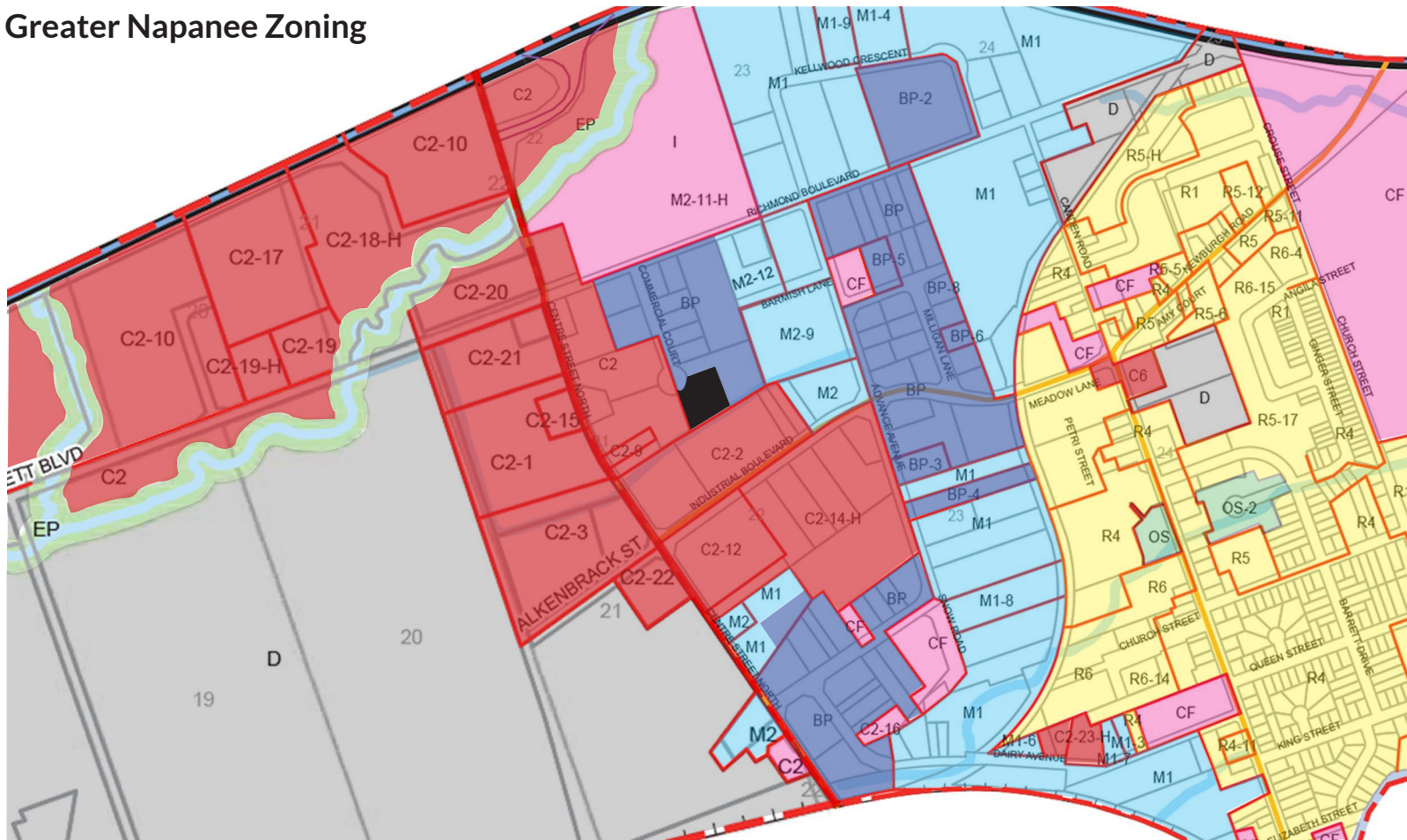
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FLOOR PLAN



Greater Napanee Zoning



- | | | | |
|-------------------------------------------------------------------------------------|------------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------|
|  | RESIDENTIAL |  | BUSINESS PARK |
|  | COMMUNITY FACILITY & INSTITUTIONAL |  | ENVIRONMENTAL PROTECTION & OPEN SPACE |
|  | COMMERCIAL |  | FUTURE DEVELOPMENT |
|  | INDUSTRIAL |  | SUBJECT PROPERTY IS ZONED BP - BUSINESS PARK |

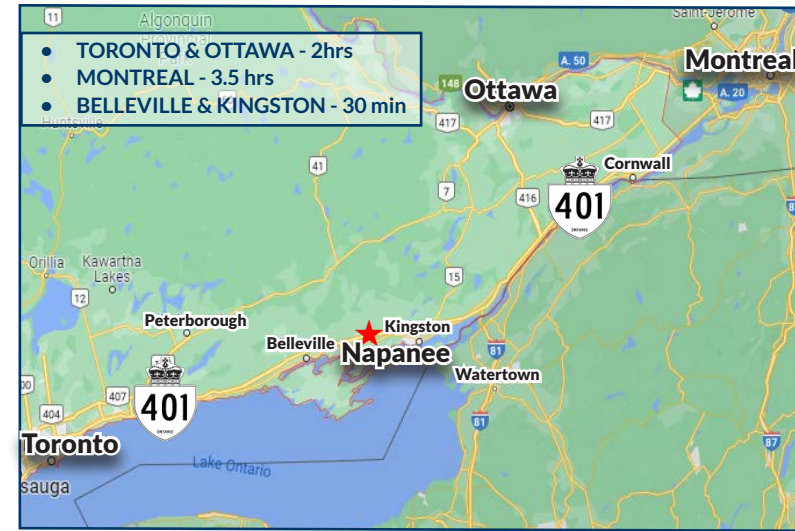
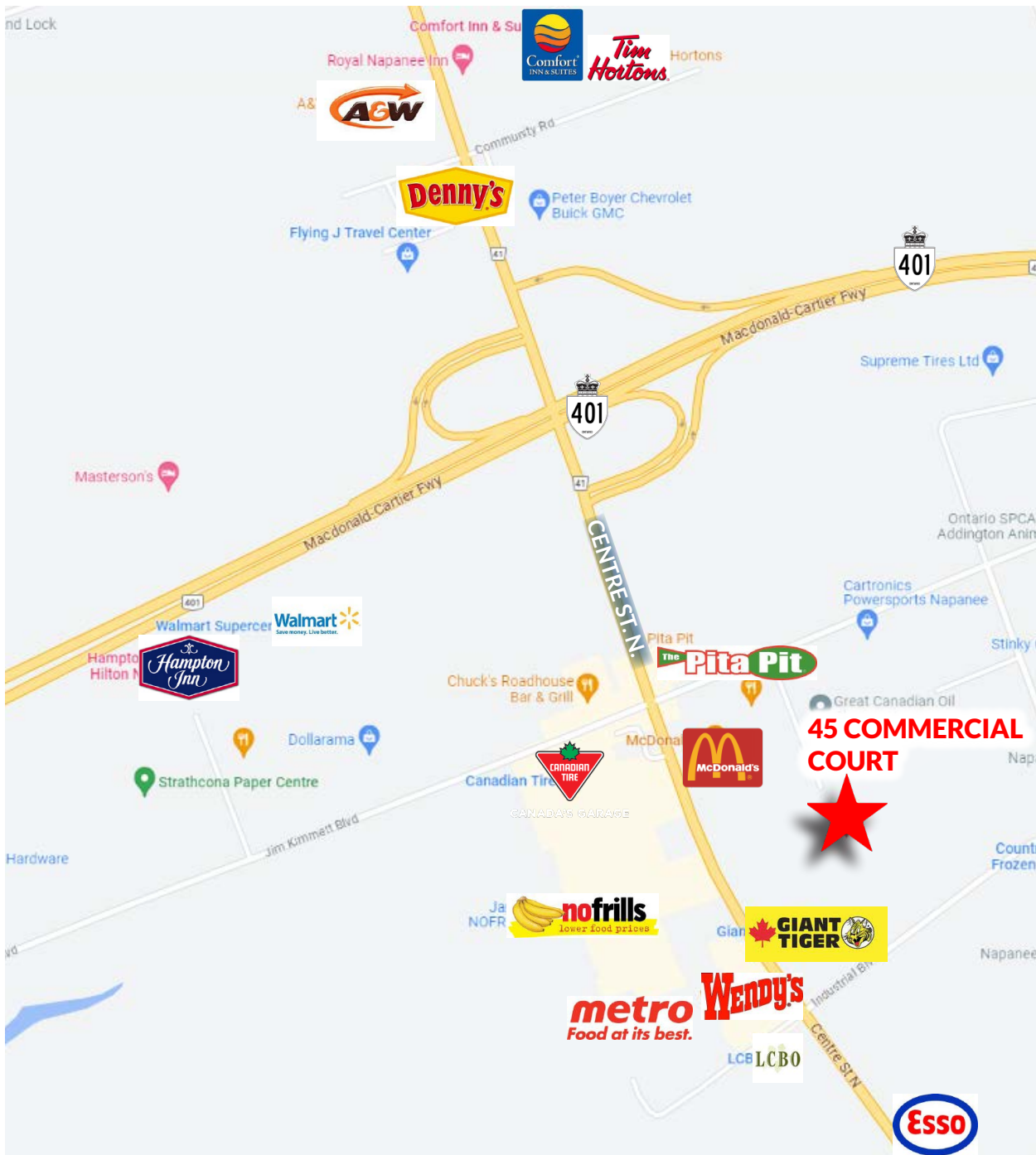
ZONING: Business Park Zone- BP
Permitted Uses Include:

- light industrial use
- warehouse
- contractor's yard
- workshop
- light industrial use
- office
- repair shop
- outdoor storage (accessory to a principal use)
- research establishment
- retail store (as 25% accessory use)
- training facility
- transportation depot
- wholesale establishment



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- ▶ Lennox & Addington has a population of 42,888 and a labour force of 23,275.
- ▶ Direct access to the second largest labour pool in Eastern Ontario with over 300,000 people within a 30-minute drive of central L&A.
- ▶ Located on the main Toronto-Ottawa-Montreal corridor
- ▶ Lennox & Addington includes large international corporations including Goodyear, Bombardier and Lafarge (Source: Lennox & Addington County)

NEIGHBOURHOOD HIGHLIGHTS

RESTAURANTS

- Parker's BBQ & Prime Rib Grill
- Swiss Chalet
- Spuds Restaurant & Catering
- barBURRITO

GROCERY

- NOFRILLS
- Metro
- Country Traditions

FITNESS & RECREATION

- Diamond Fitness Martial Arts
- Planet Fitness
- Fitt For You

AMENITIES

- Canadian Tire
- Rexall
- Giant Tiger
- BMO, CIBC, RBC