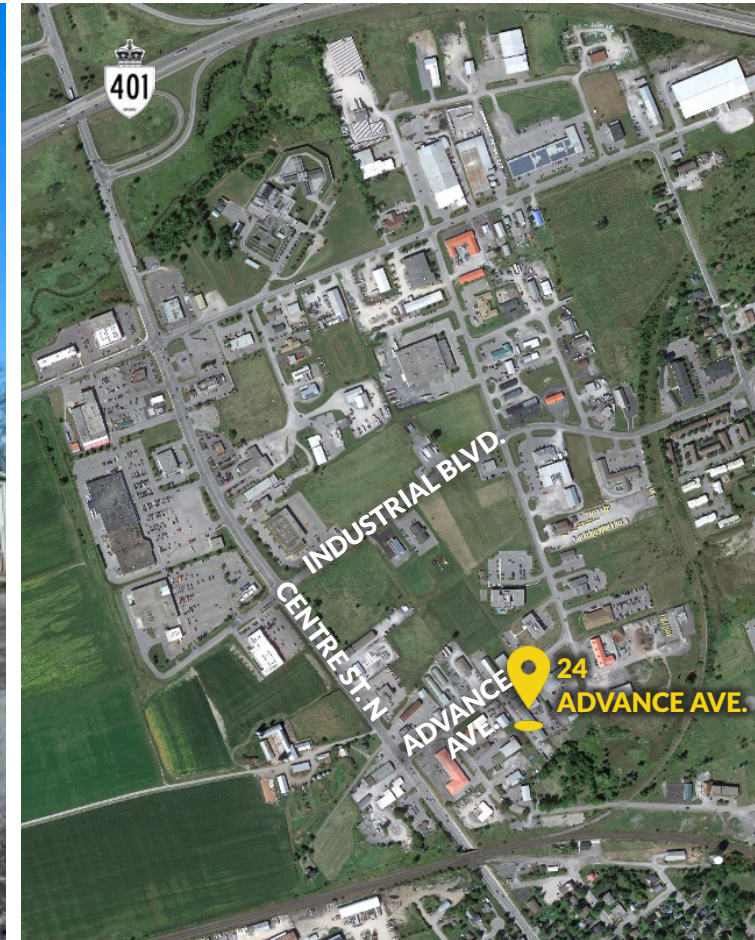


# FOR LEASE

# 24 ADVANCE AVE. #2

# NAPANEE

## \$11.00 PSF



### PROPERTY DETAILS

**LEASEABLE AREA:** 2,550 SF +/-

**NET RENT:** \$11.00 PSF

**ADD. RENT:** \$4.50 PST + HST

**SERVICES:** Municipal Water & Sewer

**ZONING:** BP (Business Park)

- A 2,550 +/- sq ft second floor office space with 6 private offices, board room, waiting room, staff room with kitchenette and a windowed reception room
- Ample outdoor parking and Pylon sign visibility from Centre Street
- BP zoning allows for a wide range of uses
- Prime location with Napanee's population projected to grow 10% by 2031

### ECHO PERRY-CUMBERLAND

Sales Representative

✉ echopc@rtcr.com

☎ 613-985-3246

📍 20 Gore Street, Suite 102  
Kingston, Ontario K7L 2L1

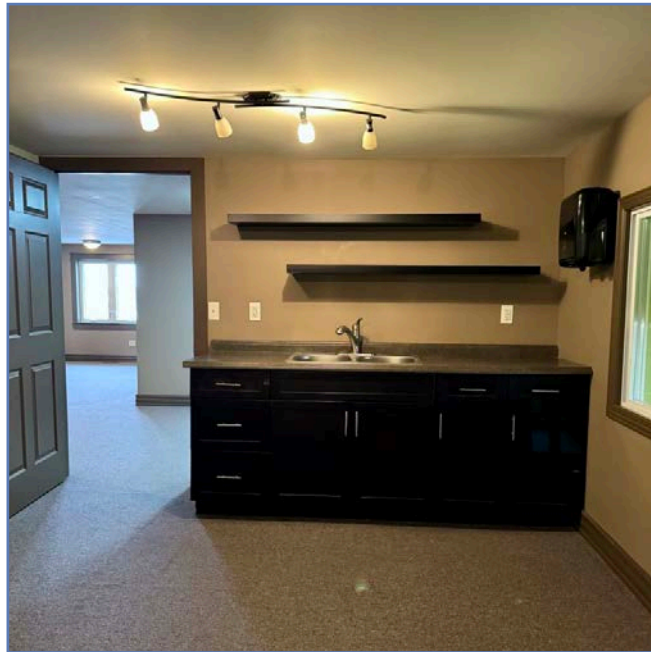
☎ 613-384-1997

**Rogers  
& Trainor**  
Commercial Realty (2009) Inc.  
Brokerage

[WWW.RTCR.COM](http://WWW.RTCR.COM)

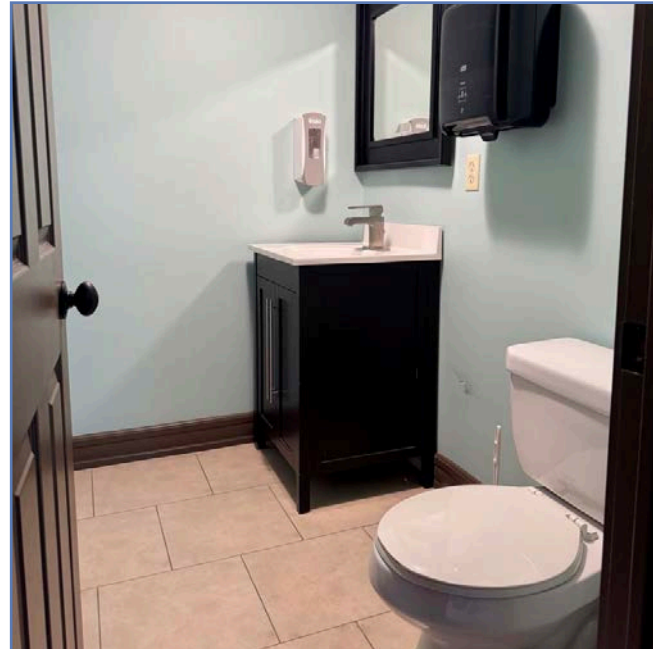
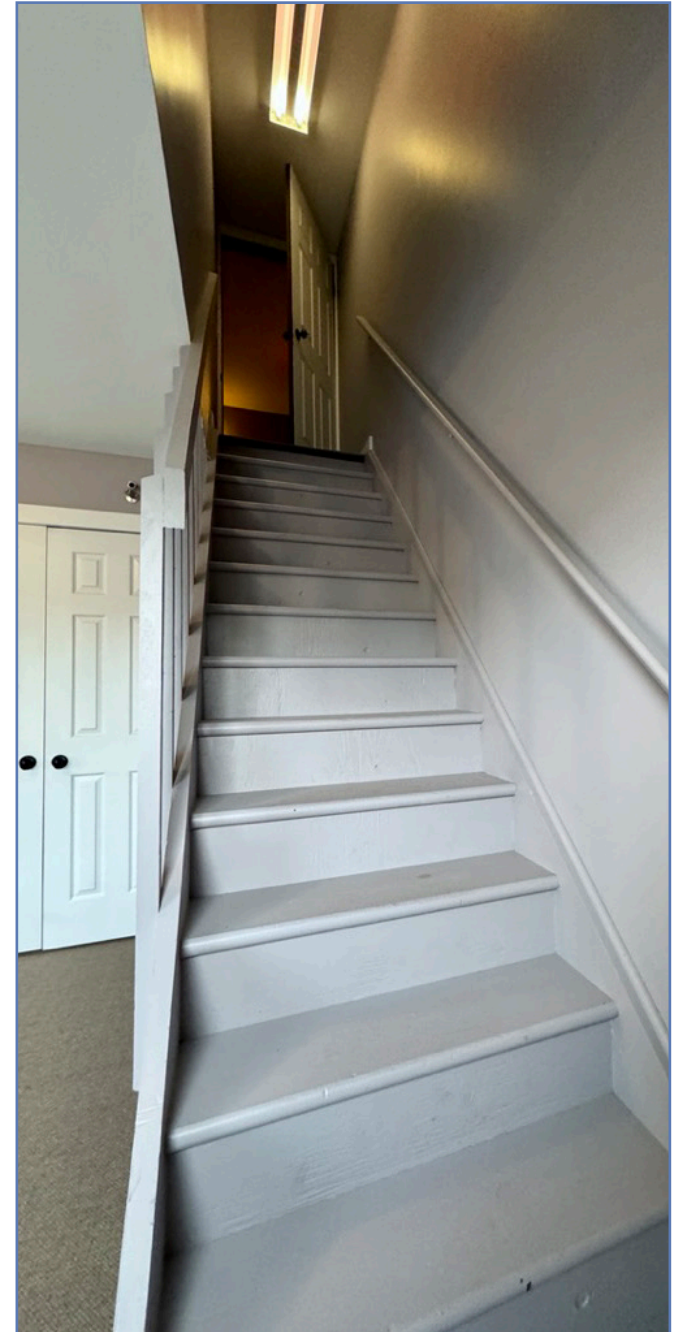
FOR LEASE

24 ADVANCE AVE. #2 NAPANEE



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24 ADVANCE AVE. #2 NAPANEE

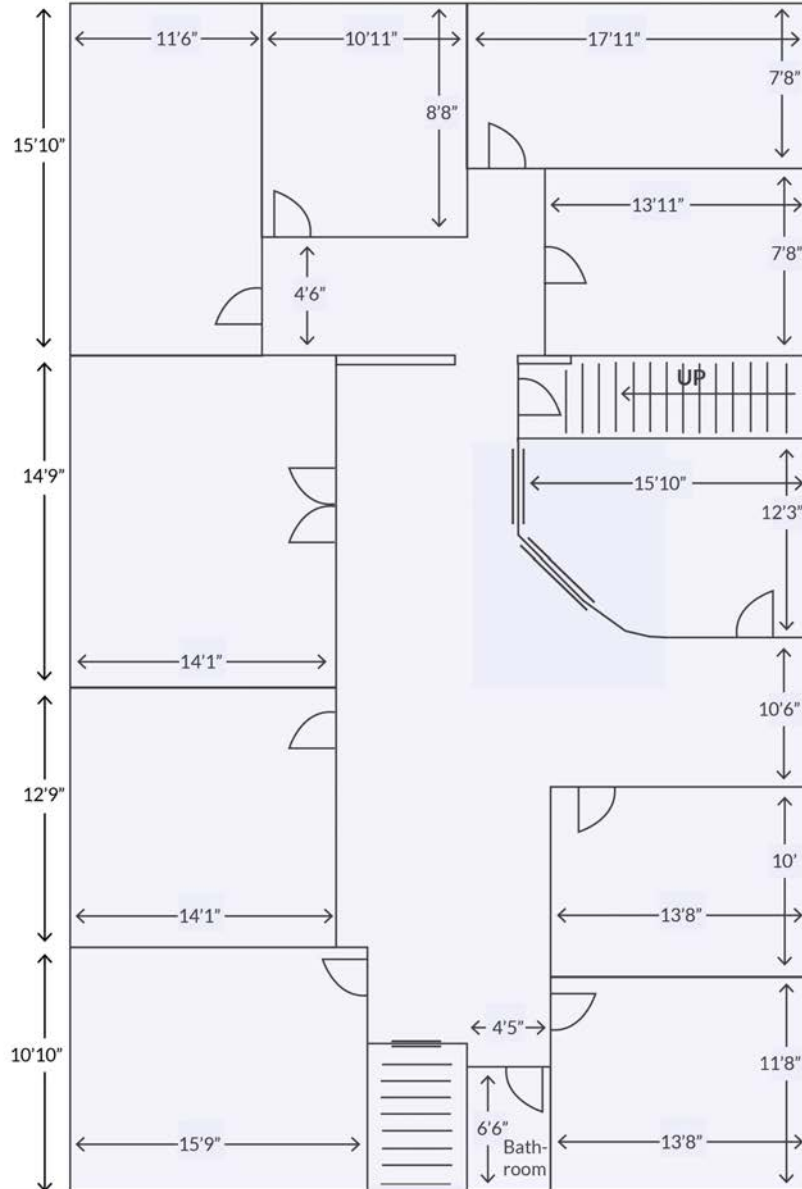


# FOR LEASE

# 24 ADVANCE AVE. #2 NAPANEE

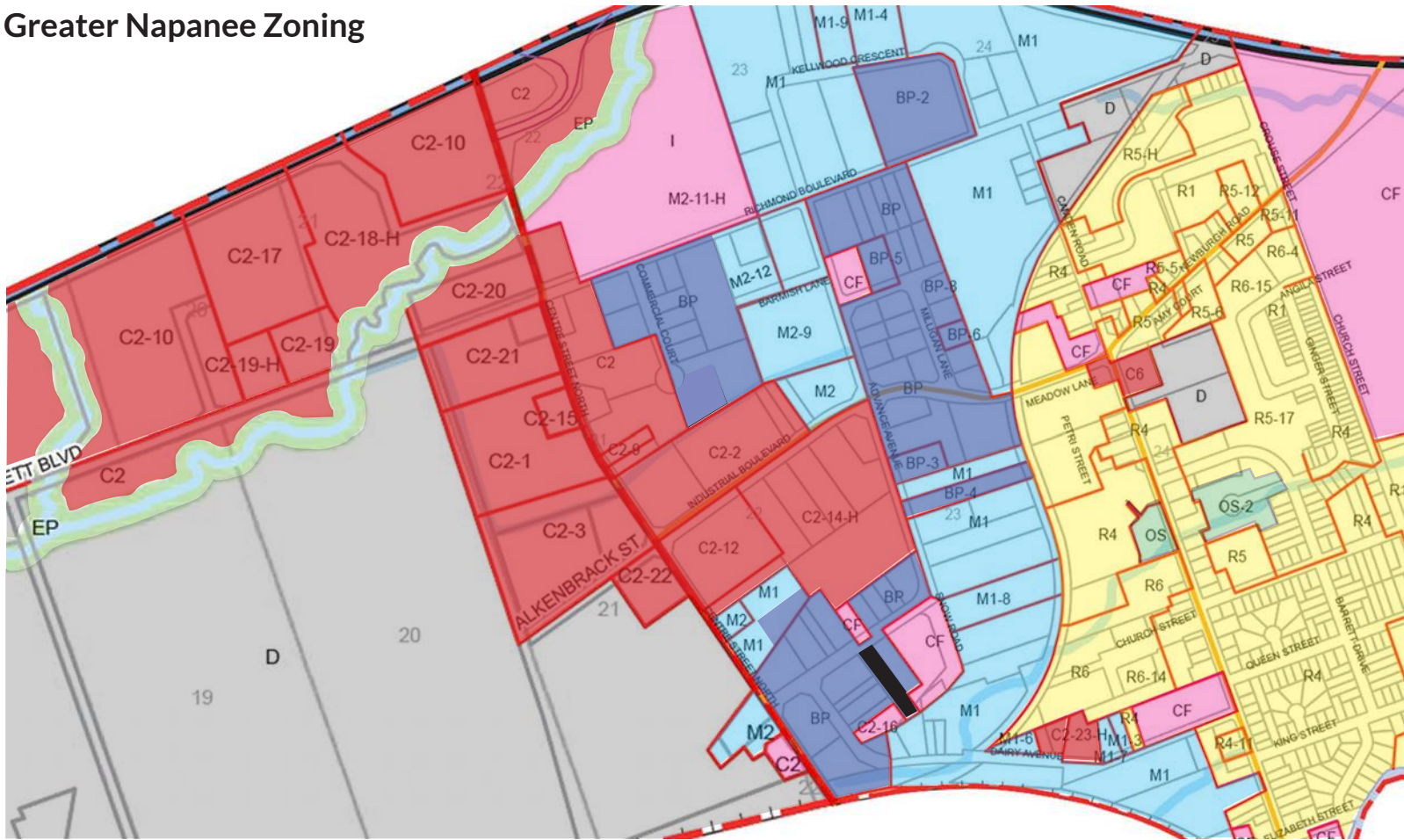
24 ADVANCE AVE.  
UNIT 2

NOTE:  
For illustrative purposes only. All measurements  
are approximate and should be verified



# FOR LEASE 24 ADVANCE AVE. #2 NAPANEE

## Greater Napanee Zoning



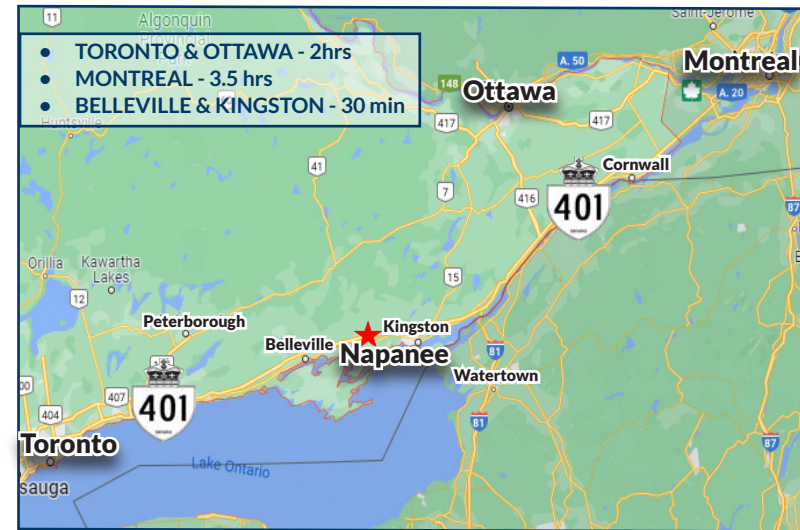
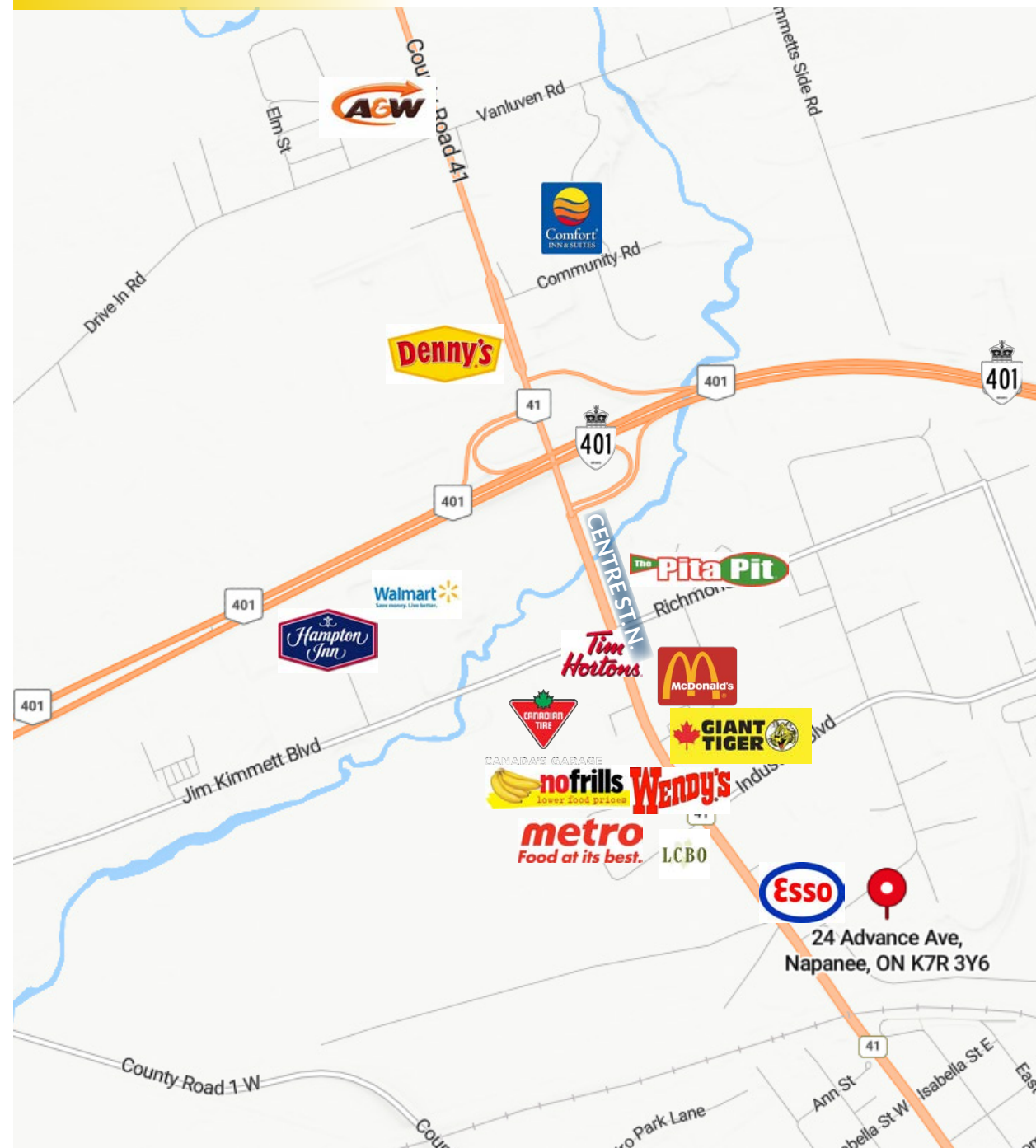
- RESIDENTIAL
- COMMUNITY FACILITY & INSTITUTIONAL
- COMMERCIAL
- INDUSTRIAL
- BUSINESS PARK
- ENVIRONMENTAL PROTECTION & OPEN SPACE
- FUTURE DEVELOPMENT
- SUBJECT PROPERTY IS ZONED BP - BUSINESS PARK

**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



# FOR LEASE 24 ADVANCE AVE. #2 NAPANEE



- ▶ 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

### FITNESS & RECREATION

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

### GROCERY

- NOFRILLS
- Metro
- Country Traditions

### AMENITIES

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

# FOR LEASE

# 24 ADVANCE AVE. #2 NAPANEE



Napanee is a part of the County of Lennox & Addington in the heart of Eastern Ontario. Conveniently situated along Highway 401, it's borders stretch from the shores of the Bay of Quinte on Lake Ontario north to Roblin, the western gateway to the Land O'Lakes region. Greater Napanee has a vibrant, historic town with a population of 15,892 making it a great place to live, work and play.

Napanee is blessed with one of the best-preserved historic main streets in Ontario. It reflects heritage wherever you look. Shoulder to shoulder, solid brick commercial buildings line both sides of the street. Napanee was more than 100 years old when the heart of today's town was constructed. The first settlement even predates Upper Canada which was created in 1791.

Napanee offers a stable and skilled labour force, excellent transportation facilities including mainline CN and CP Rail, VIA Rail commuter service, direct access to major highways, fibre optics, exceptional infrastructure for business, prime employment lands and local government committed to business needs.



## LOCAL AMENITIES

- A & W, Denny's
- Canadian Tire
- Tim Horton's
- Walmart
- Planet Fitness
- RBC, CIBC, TD
- Coffee Cravings
- Sushi Nori
- Mama Mia's Pizza
- Circle K
- Prestige Dance Academy
- Country Traditions
- LCBO
- Metro

