



**HULLEY**  
COLLECTIVE

THREE COMMERCIAL PROPERTIES

**FOR SALE**

FORMER BEER STORE LOCATIONS

**Westport • Sharbot Lake • Northbrook**



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REMAX RISE Executives - COMMERCIAL DIVISION  
OFFERED BY: **PATRICK HULLEY**  
BROKER OF RECORD / CO-OWNER



THREE STRATEGIC EASTERN ONTARIO OPPORTUNITIES

# FOR SALE

## FORMER BEER STORE PROPERTIES

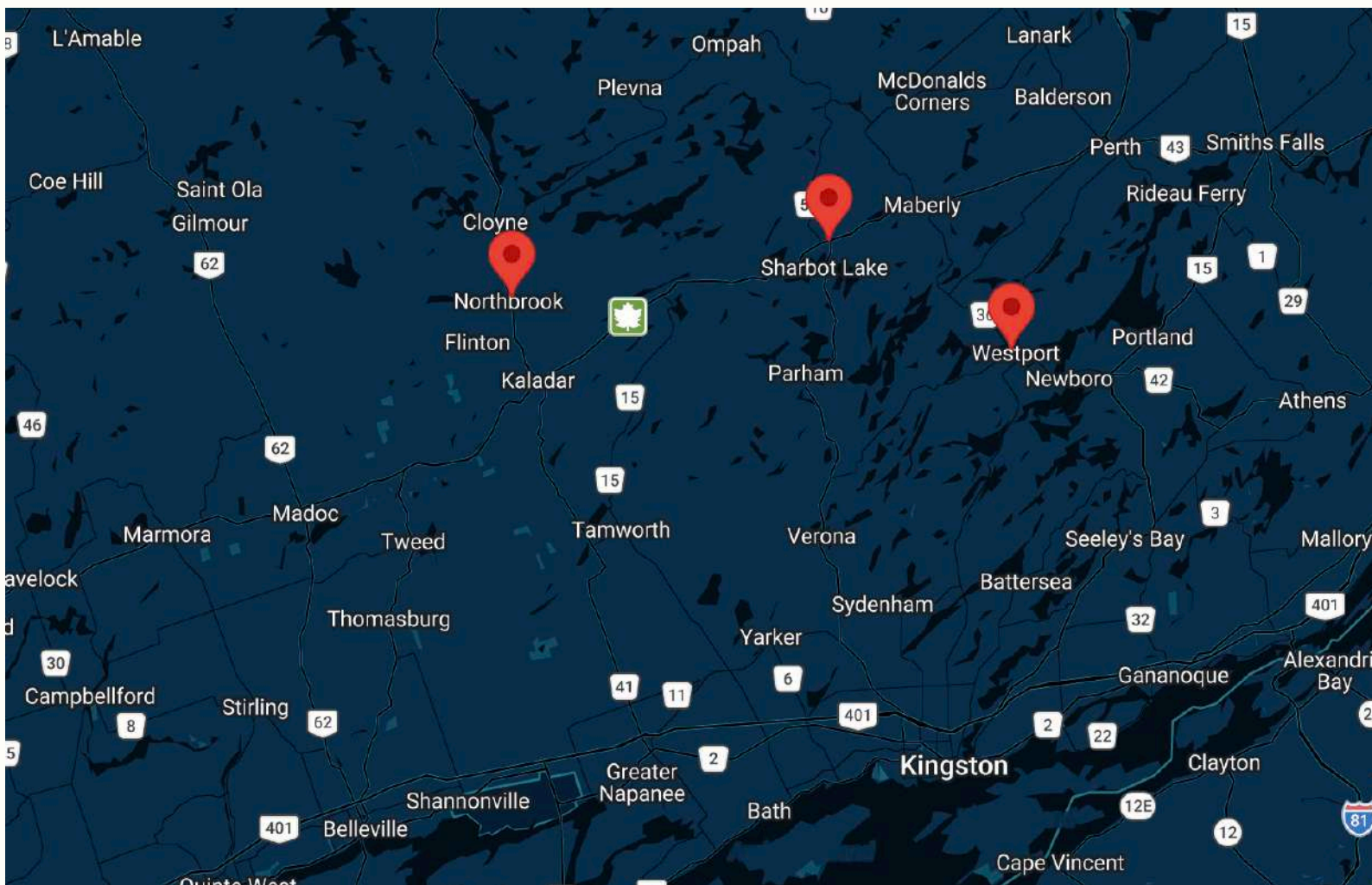
REMAX Commercial is pleased to offer three former Beer Store properties located in the communities of Westport, Sharbot Lake, and Northbrook. Each site provides established commercial zoning, excellent visibility, immediate availability, and redevelopment or owner-occupier potential. Available individually or collectively, these properties represent a rare opportunity to secure commercial real estate in growing Eastern Ontario markets.

## WHY THESE COMMUNITIES A CONNECTED AND CAPABLE CITY



Located throughout Eastern Ontario's cottage country and regional service corridor, Westport, Sharbot Lake, and Northbrook serve as important commercial hubs for residents, visitors, seasonal cottagers, and passing highway traffic. Each property benefits from established commercial uses, strong visibility, and limited competing inventory.

- 3 COMMERCIAL PROPERTIES AVAILABLE
- IMMEDIATE OCCUPANCY POTENTIAL
- FLEXIBLE COMMERCIAL REDEVELOPMENT OPPORTUNITIES
- HIGHWAY & MAIN STREET EXPOSURE



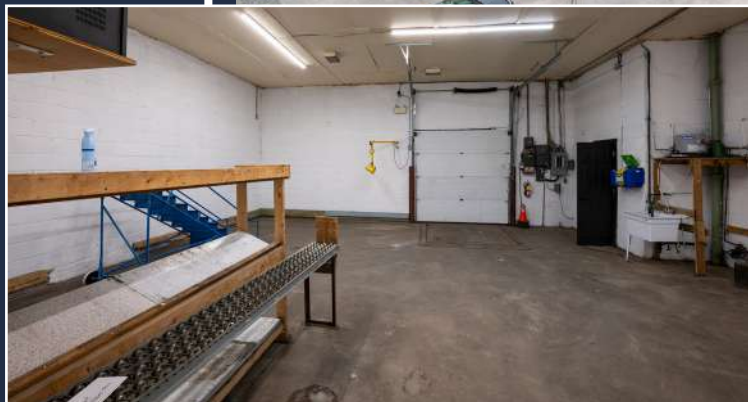
# REDEVELOPMENT POTENTIAL



## Flexible Uses Across Multiple Markets

These former Beer Store locations offer opportunities for retail, service commercial, office, medical, convenience, restaurant, mixed-use, and redevelopment concepts subject to municipal approvals. Existing commercial zoning and established locations provide a strong foundation for future investment.

- Commercially Zoned Properties
- Established Community Locations
- Highway & Main Street Exposure
- Immediate Availability
- Freestanding Buildings
- Available Individually or as a Portfolio







## WESTPORT, ONTARIO

77 Bedford Street

Positioned adjacent to the Harvest Creek Health Centre Plaza and near the growing Watercolour community, this commercial property offers exceptional exposure within one of Eastern Ontario's most desirable waterfront villages. The site is well suited for retail, medical, professional office, or redevelopment uses.

### STATS

-  \$399,800 + HST
-  0.687 Acre Lot
-  Zoned C2
-  Taxes (2025) \$8,968.51



## SHARBOT LAKE, ONTARIO

24585B Highway 7

Located along Highway 7 in the heart of Sharbot Lake, this highly visible commercial site sits beside the LCBO and near the proposed Tim Hortons and Circle K development. The 1.42-acre property benefits from significant regional traffic and excellent redevelopment potential.

### STATS

- ≡ \$459,000 + HST
- ≡ 1.42 Acre Lot
- ≡ Zoned BD
- ≡ Taxes (2025) \$2,407.13







## NORTHBROOK, ONTARIO

12334 Highway 41

Located on Highway 41 in the community of Northbrook, this affordable commercial opportunity offers strong visibility and accessibility within a regional service centre. Positioned beside the Lions Club and benefiting from established commercial zoning, the property is suitable for a variety of commercial uses.

### STATS

-  \$249,800 + HST
-  0.488 Acre Lot
-  Zoned C1
-  Taxes (2025) \$2,509.24



**REMAX**  
**COMMERCIAL**

## AVAILABLE FOR SALE

INDIVIDUALLY OR AS A PORTFOLIO

Whether you're seeking a single commercial property or a multi-site investment opportunity, these former Beer Store locations provide exceptional flexibility, visibility, and future potential across three established Eastern Ontario communities.



LET'S TALK COMMERCIAL REAL ESTATE



### **PATRICK HULLEY**

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