

**REMAX**  
COMMERCIAL



260 KING STREET WEST  
**FOR SALE**

Brockville, ON, K6V 3S1

22,090 SF Retail Building  
Absolute Triple Net Lease  
1.18 Acre Corner Site

*Income Today. Redevelopment Tomorrow*



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







260 KING STREET WEST

## FOR SALE BROCKVILLE, ON

Rare opportunity to acquire a fully leased 22,090 SF freestanding retail building on approximately 1.18 acres in downtown Brockville. The property generates stable passive income through an Absolute Triple Net lease while preserving long-term redevelopment flexibility through contractual redevelopment rights. An exceptional opportunity for investors, developers, or future owner-users.



## WHY BROCKVILLE?

### A CONNECTED AND CAPABLE CITY

Brockville has an estimated population of 22,379 and serves as a key regional centre along the St. Lawrence River and Highway 401 corridor. Strategically located midway between Toronto and Montreal, and approximately one hour from Ottawa, the city benefits from strong regional connectivity and steady commuter and tourist traffic. Brockville was ranked 7th in Canada in Maclean's 2019 Best Communities for Health Care, reinforcing its appeal as a stable, livable community with long-term growth fundamentals.

- PROMINENT CORNER
- DIRECTLY OPPOSITE METRO
- LESS THAN ONE BLOCK FROM THE BROCKVILLE ARTS CENTRE



## LEASE DETAILS

### ABSOLUTE TRIPLE NET LEASE

The tenant is responsible for property taxes, building insurance, utilities, repairs, HVAC, maintenance, and fire/life safety systems. This means the landlord receives largely passive income.

## RENTAL GROWTH

The current contract rent is \$192,845.70 annually and is increasing to \$198,810 annually before expiry.

## STRONG COVENANT

- CONTRACTUAL RENTAL FLOOR
- FAIR MARKET RENEWAL OPTION
- PERSONAL GUARANTEES
- BUILT-IN RENTAL ESCALATIONS

## WHAT DISTINGUISHES THIS ASSET

Investors benefit from immediate cash flow, contractual rent increases and a personally guaranteed lease, while future owners retain significant long-term redevelopment potential through an embedded contractual redevelopment clause permitting recovery of possession with notice.

Whether held for income, repositioned over time, or assembled into a larger redevelopment strategy, 260 King Street West represents a rare opportunity to secure a highly visible downtown asset with multiple avenues for future value creation

ONE TENANT. ONE LEASE. ONE RENT PAYMENT.  
Simple ownership with minimal management responsibilities.

## REDEVELOPMENT POTENTIAL

Zoned Mixed Use Downtown (MD), permitting a broad range of opportunities including retail, restaurant, grocery, hotel, health club, professional services, commercial recreation, financial institutions, home improvement, home furnishings, community uses, large format retail, and many more. Existing lease permits recovery of possession for redevelopment, reconstruction, demolition or change of use upon required notice. Ideal future uses include national retail, furniture/home furnishings, fitness, self storage conversion, medical, entertainment, mixed-use development and residential intensification (subject to approvals).

## PROPERTY HIGHLIGHTS

- 22,090 SF BUILDING
- WAREHOUSE & MEZZANINE
- REAR LOADING
- APPROX 1.18 ACRES
- LARGE PARKING AREA
- MULTIPLE ACCESS POINTS



## REDEVELOPMENT POTENTIAL

Fully leased to a single tenant under an Absolute Triple Net lease with contractual rental growth, personal guarantees, and minimal landlord responsibilities. The lease also permits future redevelopment, providing both dependable income today and strategic flexibility tomorrow.

**ASKING:** \$3,495,000





HULLEY  
COLLECTIVE

STRATEGIC REAL ESTATE SOLUTIONS

# FOR SALE

## BROCKVILLE, ONTARIO

**260 King St West  
Brockville, ON, K6V 3S1  
Asking \$3,495,000**



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LET'S TALK COMMERCIAL REAL ESTATE

