



**REMAX**  
COMMERCIAL®

# FOR SALE

BROCKVILLE, ONTARIO

260 King Street West  
Brockville, ON, K6V 3S1

CELL: 613.541.9821  
Email: [patrickhulley@gmail.com](mailto:patrickhulley@gmail.com)  
Web: [commercialsource.ca](http://commercialsource.ca)

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



260 KING STREET WEST

## FOR SALE

BROCKVILLE, ON

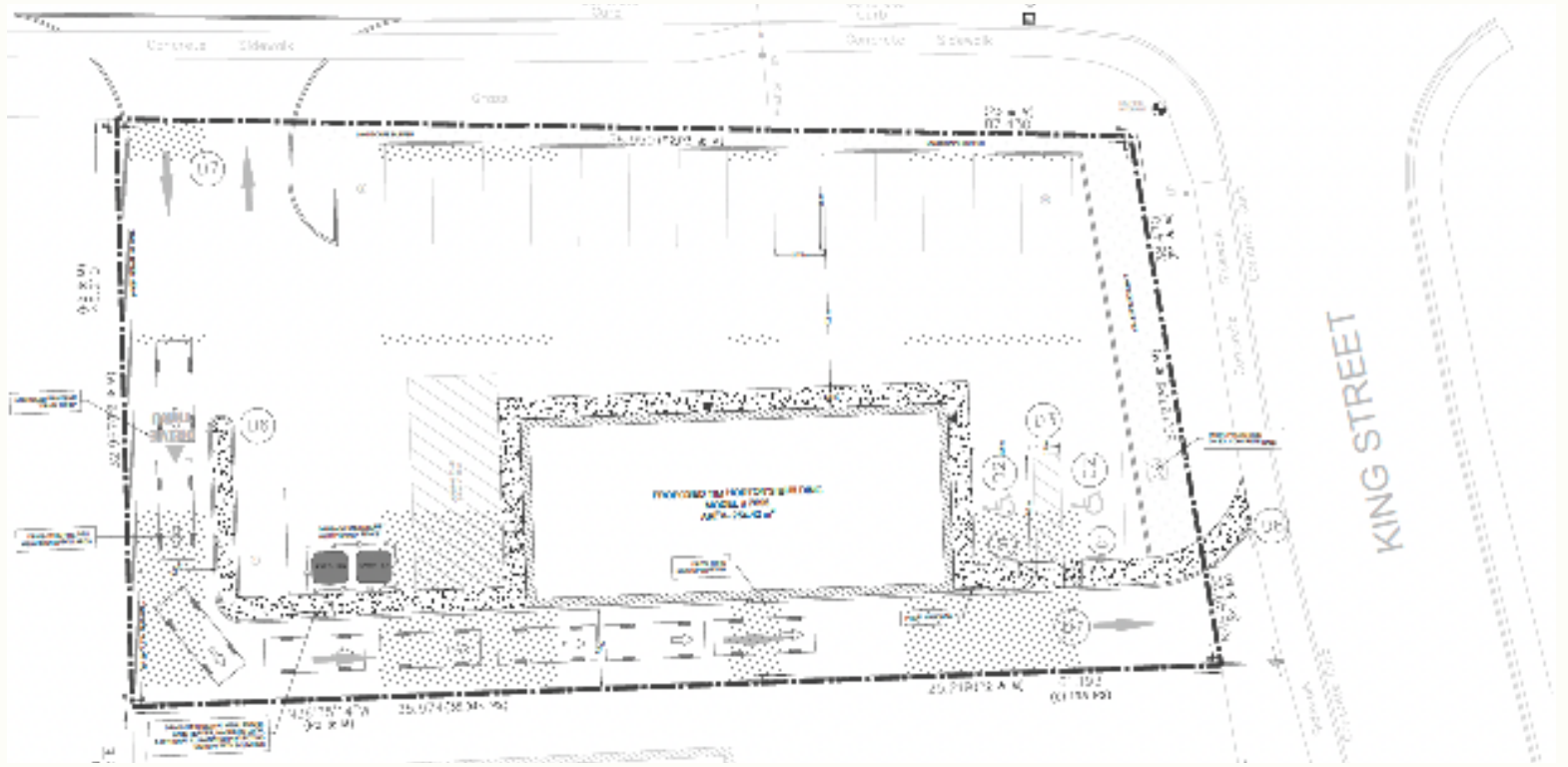
Exceptional opportunity to acquire a premier downtown Brockville corner site offered as raw land, with a Letter of Intent in place for a proposed drive-thru development (terms subject to confidentiality) The LOI conditions are intended to run with the sale, and formal lease negotiations are currently underway, presenting a potential build-to-suit drive-thru restaurant opportunity with a major franchise tenant, subject to site plan approval and end-buyer development requirements.

## 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



## ZONING & DEVELOPMENT POTENTIAL

The property offers strong drive-thru commercial development potential, subject to municipal approvals. The proposed development structure supports a build-to-suit model, aligning with tenant operational requirements and site plan approval. A Long Form Lease may include a Tenant right of first refusal to purchase, adding flexibility for both investor and

## ADDITIONAL OPPORTUNITIES

The property is currently configured as a functional three-bay garage operating as an auto parts business, offering adaptable space for a wide range of future uses.



 **ASKING:** \$649,500

 **LOT SIZE:** 99 x 187 ft



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[Linkedin.com/in/patrickhulley/](https://www.linkedin.com/in/patrickhulley/)

Further Info Visit [hulleycollective.ca](http://hulleycollective.ca)

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