

# For Sale



## Downtown Brockville Investment Offering

**133-139 King Street West**  
Brockville, ON

133-139 King Street West, Brockville, ON (the "Property") offers prospective purchasers a unique opportunity to acquire a 0.60-acre corner lot, with over 300 feet of combined frontage, located in the heart of Downtown Brockville.

Improved with a 23,300 SF two-and-a-half (2.5) storey office building, the Property is currently 49% leased by a range of retailers, service providers and private offices and offers significant in-place income, along with the opportunity to lease out the remaining vacancies at attractive market rental rates. The Property benefits from substantial on-site parking with a 43 surface stall parking lot located at the south end of the site with points of ingress/egress off of Home Street.

## Property Details

Gross Building Area:	23,300 SF
Average Floor Plate:	7,766 SF
Lot Area:	0.60 AC (26,079 SF)
Year Built:	1987
Parking:	43 surface stalls
Zoning:	C2D - Commercial Downtown
Occupancy:	49%
Tenants:	OPSEU, H&R Block, Homelife Physiotherapy, Rose Garden Family Support Centre
<b>Reduced Asking Price:</b>	<b>\$1,200,000 (\$52 PSF)</b>



## Investment Highlights



Prominent positioning in Downtown Brockville offering significant exposure, with over 300 feet of combined frontage.



Notable tenants including H&R Block, Rose Garden Family Support Centre, Hometown Physiotherapy and the Ontario Public Service Employees Union (OPSEU).



Significant land size offers substantial on-site parking, with 43 surface stalls accessible from Home Street.



Opportunity to increase existing revenues through active management and the stabilization of approximately 9,900 SF of vacant space.



Modern construction, offering two-and-a-half (2.5) storeys and approximately 23,300 SF of gross building area.



The Property will trade at a significant discount to current replacement cost, offering a competitive advantage in the local marketplace.

## For more information please contact:

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