

BROCKVILLE, ONTARIO

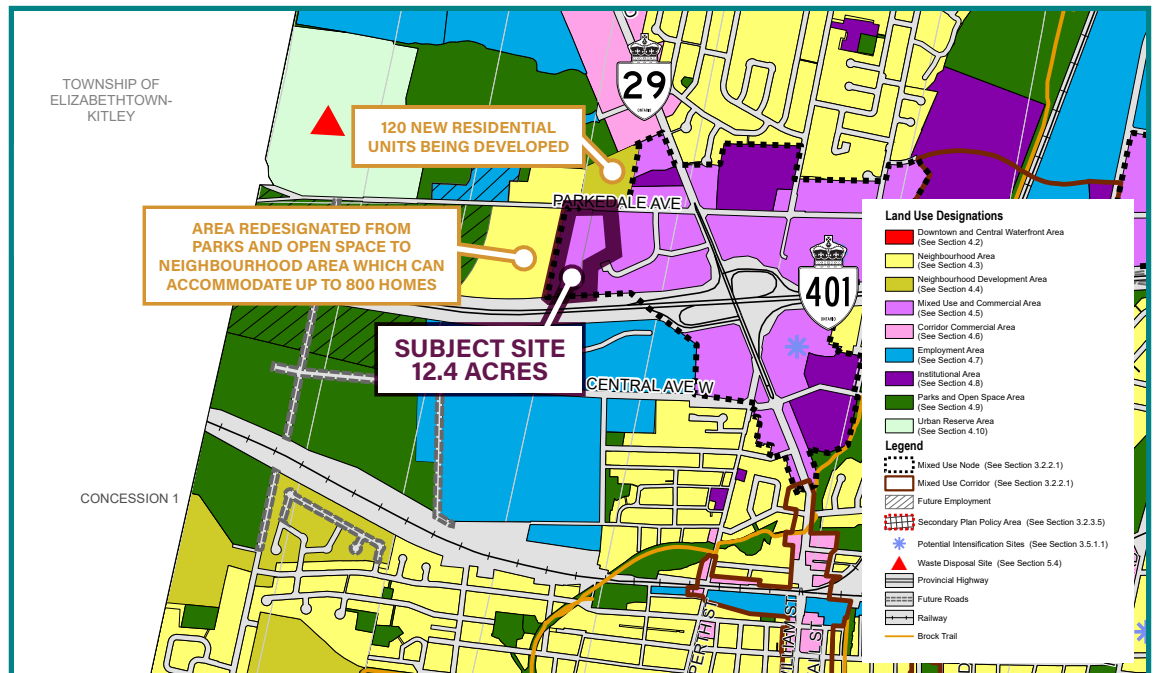
BUILD TO SUIT OPPORTUNITY FOR LEASE

Alex Shafran, Broker of Record | 905-667-4892 | ashafran@deerfielddevelopments.com



Location

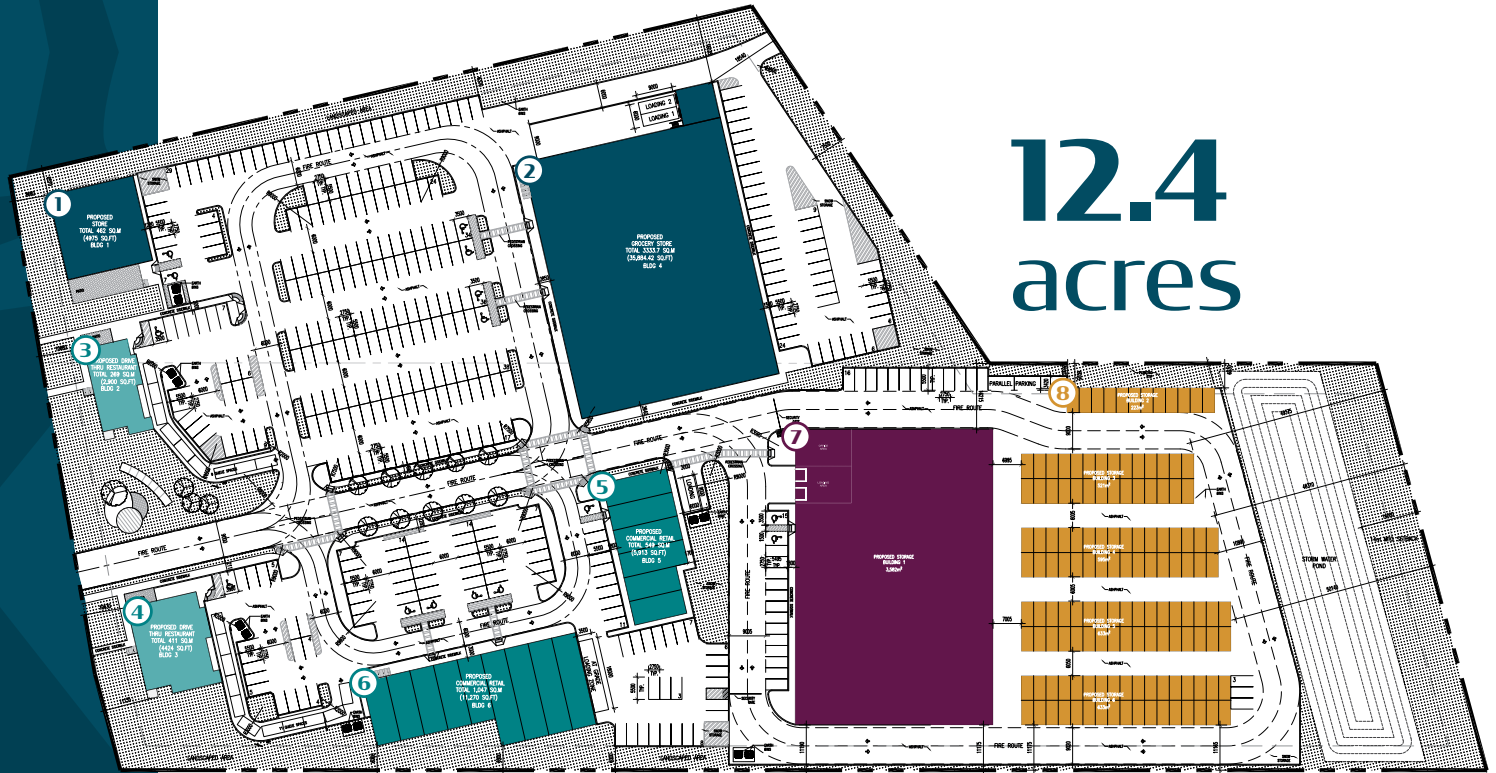
- Excellent development opportunity – zoned as C3 (General Commercial).
- Large box store opportunities
- Excellent exposure to Hwy. 401
- Located on Parkedale Ave. near Hwy. 29 (Stewart Blvd.).
- Conveniently located near the St. Lawrence River and the Brockville VIA Railway Station.
- 10 minutes from Maitland, Lyn, and Woodridge.
- 25 minutes from the Ogdensburg-Prescott International Bridge Border Crossing.
- Residential developments indicate future growth in the area.
- Brockville brings in 135,000+ overnight tourists every year and is the home to St. Lawrence College (Brockfield Campus)
- Large opportunity with their biggest sectors being manufacturing and tourism.



Proposed Site Plan

Zoned C3

GENERAL
COMMERCIAL



12.4
acres

Usage

- ① PROPOSED STORE (4,975 SQ. FT.)
- ② PROPOSED GROCERY STORE (35,834 SQ. FT.)
- ③ PROPOSED DRIVE-THRU RESTAURANT (2,900 SQ. FT.)
- ④ PROPOSED DRIVE-THRU RESTAURANT (4,424 SQ. FT.)
- ⑤ PROPOSED COMMERCIAL RETAIL (5,913 SQ. FT.)
- ⑥ PROPOSED COMMERCIAL RETAIL (11,270 SQ. FT.)
- ⑦ PROPOSED OFFICE & STORAGE BUILDING (38,566 SQ. FT.)
- ⑧ PROPOSED STORAGE BUILDINGS (TOTAL FOR ALL = 28,040 SQ. FT.)



385
PARKING SPOTS



GROCERY
OPPORTUNITY



RETAIL
OPPORTUNITIES



RESTAURANT
OPPORTUNITIES



DEERFIELD
BROKERAGE INC.

Permitted Uses

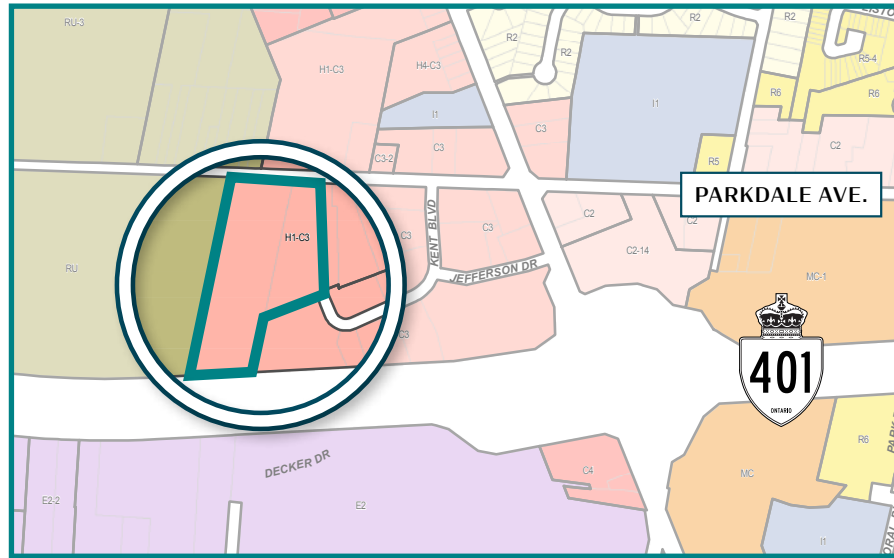
Zoned C3

**GENERAL
COMMERCIAL**

12.4 acres



DEERFIELD
BROKERAGE INC.



PERMITTED USES (CITY OF BROCKVILLE COMPREHENSIVE ZONING BY-LAW NO. 050-2014)

Adult Day Care	Car Wash (as a principal use)	Film, Television and Recording Studio	Mixed Commercial/ Residential Building*	Semi-Permanent Covered Structure (as an accessory structure)
Arcade	Catering Service	Financial Service	Motel	Service and Repair Shop
Artist's Workshop	Clinic or Medical Office	Flea Market	Outside Storage	Shopping Centre
Assembly Hall	Commercial Greenhouse	Grocery Store	Personal Service Establishment	Sub Post Office
Auctioneer's Establishment	Commercial Recreation Establishment	Health Club	Pet Shop	Supermarket
Automobile Rental Agency	Commercial School	High Technology Retail Store	Photographic Service	Taxi Dispatch Office
Automobile Repair Garage*	Commercial Use	Home Appliance Store	Printing Establishment	Taxi or Vehicle Sharing Service Facility
Automobile Gas Bar*	Community Centre	Home Decorating Store	Private Club	Theatre
Automobile Sales Establishment*	Computer Service	Home Furnishing Store	Recreational Vehicle Sales, Service and Rental	Transportation Depot
Automobile Service Station*	Contractor's Establishment	Home Improvement Store	Research and Development Establishment	Undertaker's Establishment**
Automotive Trade Use	Convenience Store	Hotel	Restaurant	Used Automobile Sales Establishment*
Bake Shop	Courier Service	Industrial and/or Automotive Supply	Restaurant - Take-Out	Veterinarian's Office
Business and Professional Offices	Custom Workshop	Laundromat	Retail Store	Vocational Training Centre
Business Incubator/ Accelerator	Day Nursery	Marine Sales and Service	Retail Warehouse	Wholesale Establishment
Business Service Establishment	Delicatessen	Medical/Dental Laboratory	Seasonal Use	
	Dry Cleaning Outlet		Self-Service Storage Facility	
	Dry Cleaning Plant			
	Farmer's Market			

* This use is subject to additional provisions under the General Provisions (Section 3.0).

** An accessory dwelling unit to an Undertaker's Establishment shall be permitted in accordance with the provisions in Subsection 3.1 of this By-law.

Contact

For development
opportunities

Alex Shafran

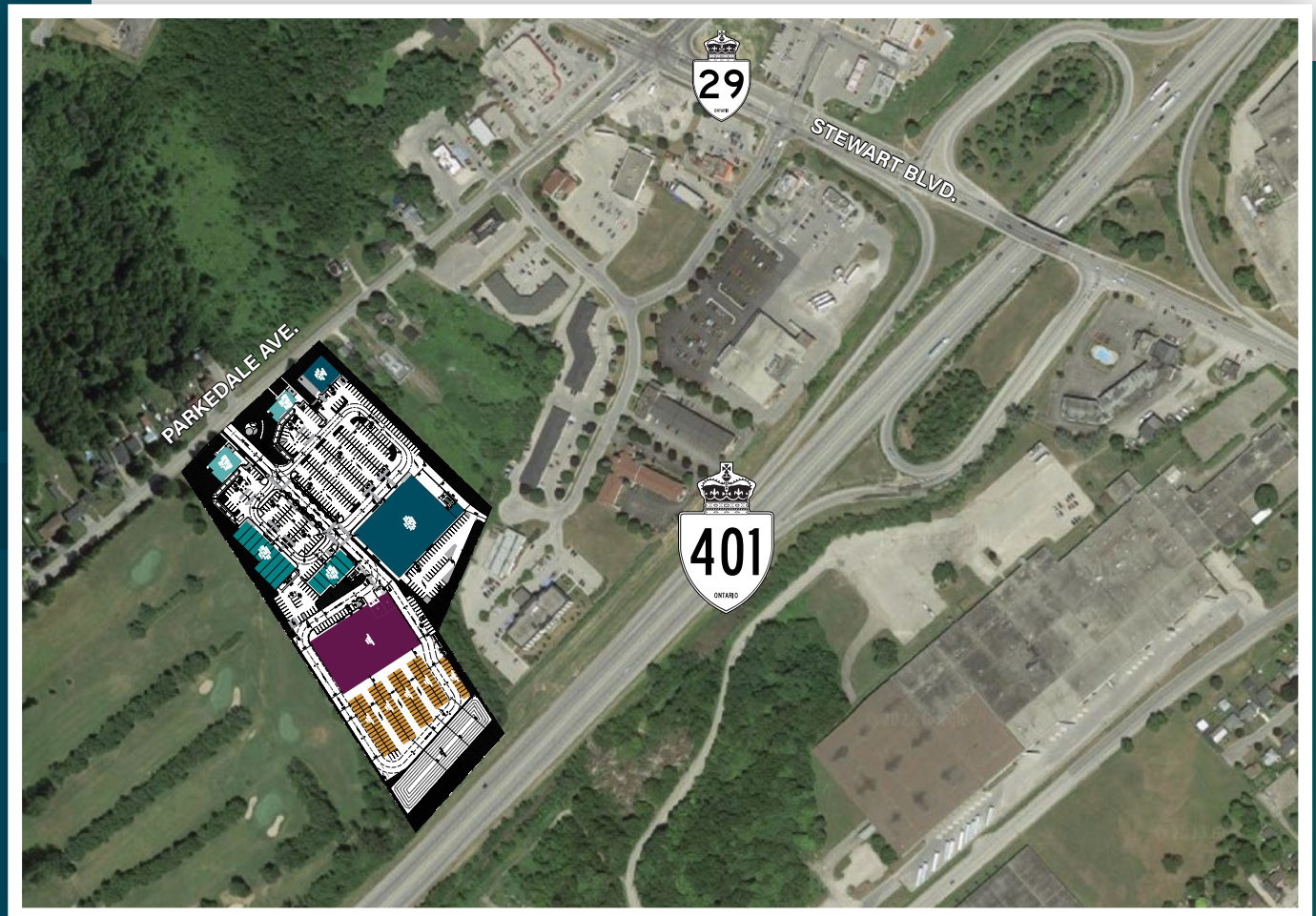
Broker of Record

905-667-4892

ashafran@deerfielddevelopments.com



www.deerfielddevelopments.com



DEERFIELD
BROKERAGE INC.