



RETAIL FOR LEASE

# 7 Maple Avenue

Smiths Falls, Ontario



HIGH-PROFILE RETAIL UNITS IN NEWLY CONSTRUCTED  
RESIDENTIAL RENTAL BUILDING

**CBRE**



# 7 Maple Avenue

Smiths Falls, Ontario

**TOTAL SIZE:** 4,520 sq. ft.  
**UNIT 1:** 2,250 sq. ft.  
**UNIT 2:** 2,270 sq. ft.  
**BASEMENT/STORAGE:** 1,700 sq. ft.

**BASE RENT:** \$12/sq. ft. per annum

**CAM + PROPERTY TAXES:** \$12.83/sq. ft. per annum + utilities (estimate)

**AVAILABLE:** Immediate



Incredible corner location, located steps from the core downtown strip



Newly constructed and never occupied



Flexible Downtown Core (DC) zoning with wide variety of permitted uses



Immediate customer base of building residents with a strong tenant profile





# Floor Plan

## PERMITTED USES<sup>1</sup>

- Animal Hospital
- Bar
- Community Centre
- Custom Workshop
- Day Care
- Financial Institution
- Hotel
- Laundromat
- Medical Clinic
- Office
- Pharmacy
- Place of Worship
- Printing Shop
- Religious Institution
- Repair Service Shop
- Restaurant, Full Service
- Retail Food Store
- Retail Store
- Sample and Showroom
- School
- Take-Out Restaurant

<sup>1</sup>Subject but not limited to



# NEARBY AMENITIES

## RECREATION

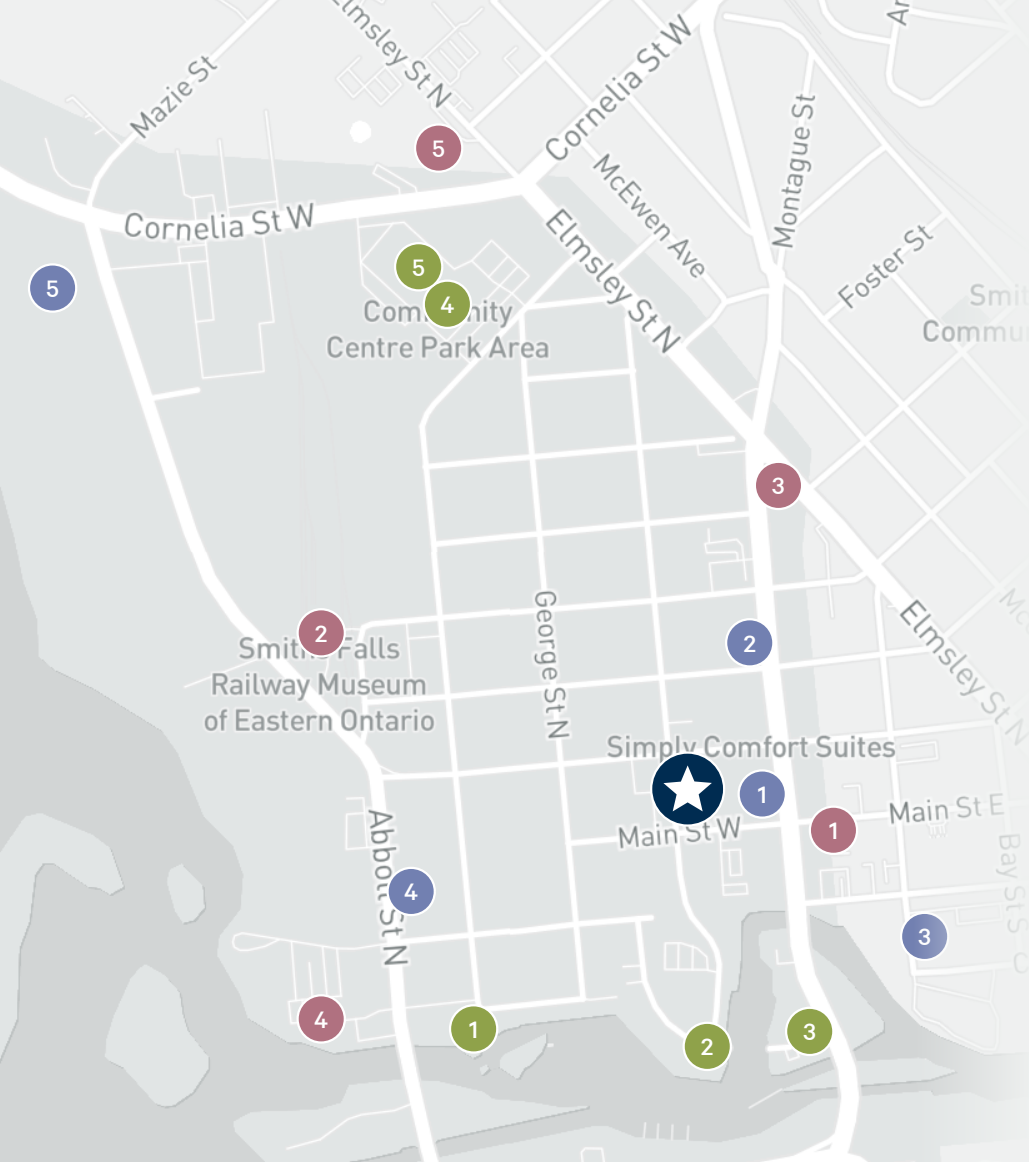
1. Murphy Park Beach
2. Centennial Park
3. Veterans' Memorial Park
4. Smiths Falls Youth Arena
5. Smiths Falls Memorial Community Centre

## MEDICAL & INSTITUTIONAL

1. Enhanced Care Clinic - Smiths Falls
2. Railway Museum of Eastern Ontario
3. Smiths Falls Public Library
4. Smiths Falls Nurse Practitioner-Led Clinic
5. Smiths Falls & Perth District Hospital

## RETAIL

1. Rexall
2. Shoppers Drug Mart
3. Giant Tiger
4. Rideau Home Hardware Building Centre
5. The Garden Market



MLS#: X12359960 (UNIT 1) & X12359959 (UNIT 2)

### CBRE OTTAWA:

**JAMIE BOYCE\***  
Senior Vice President  
jamie.boyce@cbre.com  
613 788 2747

### CBRE'S INVESTMENT & MULTI-RESIDENTIAL PROPERTIES TEAM:

**BARBARA BARDOS\***  
Vice President  
barbara.bardos@cbre.com  
416 815 2390

**ZEAN WANG\***  
Sales Representative  
zean.wang@cbre.com  
647 943 4181

### PROPERTY TOURS:

Property tour requests should be sent to the attention of: [jamie.boyce@cbre.com](mailto:jamie.boyce@cbre.com)

\*Sales Representative \*\*Broker | All outlines are approximate  
CBRE Limited, Brokerage | 2005 Sheppard Ave E Suite 800, Toronto, ON M2J 5B4 | [www.cbre.ca/mclsg](http://www.cbre.ca/mclsg)

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