

FOR LEASE

1,200SF
Retail/Office space

Prime Lease Opportunity



20 Market Street/7 King Street
Brockville, ON

Net Rent: \$15.00 PSF Net
Taxes and CAM: \$11.22 (2026)

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Royal LePage® ProAlliance Realty,
Brokerage
613.544.4141
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Independently Owned and Operated



Walker's Paradise
Daily errands do not require a car.



Bikeable
Some bike infrastructure.

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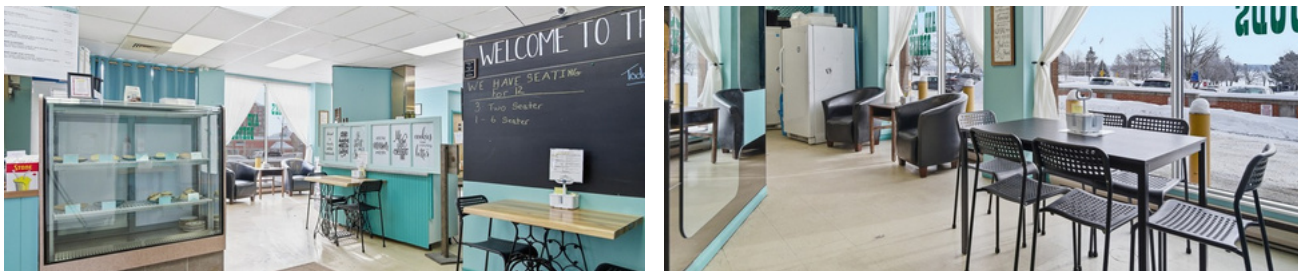
North Shore Commercial Realty Group
Kingston, Brockville & Belleville, ON



Property Overview

- **Premises:** 1,200 SF
- **Type of Space:** 2nd Generation restaurant/retail space for lease.
- **Net Rent:** \$15.00 psf
- **Additional Rent:** \$11.22 (2026)
- **Monthly Rent:** **\$2,622.00/month + hst, + Tenant pays utilities**
- **Location:** Located in the heart of downtown Brockville with high visibility, and steady local foot traffic. Significant tourist influx, especially in Spring & Summer.
- **Parking:** Street parking and municipal parking
- **Zoning:** "MD" - Mixed Use
- **Heating:** Rooftop gas fired HVAC
- **Cooling:** Yes
- **Electrical:** 100amp, 600 volt
- **Water:** Municipal
- **Occupancy:** Two (2) months notice
- **Accessible entrance:** Yes, via ramp
- **Chattels Available for Sale:** Inquire within, the current Tenant has a list of items they are willing to sell, if a new tenant requires them
- **Ownership & Management:** Under new ownership as of 2025, and professionally managed by Limestone Property Management

PROPERTY OVERVIEW



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Property Photos



Floor Plan & Location Map



FLOOR PLAN & LOCATION MAP



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