

\$4,000 - 126 Prescott Street, North Grenville

MLS® #X12402414

\$4,000

0 Bedroom, 1.00 Bathroom, 1,500 sqft

Retail on 0.00 Acres

801 - Kemptville, North Grenville, Ontario

Incredible opportunity to launch your business in this versatile multi-use rental commercial space on one of the main streets in the shopping district of downtown Kemptville.

Great location for a commercial venture location surrounded by trendy cafes, boutique restaurants, next to CIBC & steps from the Post Office. This well designed & highly renovated building is located in a prime location of downtown Kemptville, one of the fastest growing communities in Eastern Ontario. The properties highly sought location includes a rare large lot with private parking at the back of the building and the neighborhood also features plenty of street parking and public parking lots. This commercial ground floor offers 2 versatile commercial spaces totaling approx. 1,500 sq ft, 1 powder room, and 3 designated parking spaces at the rear of the building. Zoned C1-Downtown Commercial this property offers excellent flexibility for this multi-use rental commercial space. Exterior signage is available at the tenants' own expense. Base rent is \$4,000 + Hst per month for year 1 to year 3. Additional costs: the tenant will be responsible for their proportionate share of the property taxes, building insurance, snow plowing, garbage, operational costs, maintenance costs, and their total utility usage costs. This prime location provides businesses with a dynamic, accessible environment to thrive. (id:6289)



Essential Information

Listing #	X12402414
Price	\$4,000
Bathrooms	1.00
Square Footage	1,500
Acres	0.00
Type	Retail

Community Information

Address	126 Prescott Street
Subdivision	801 - Kemptville
City	North Grenville
Province	Ontario
Postal Code	K0G1J0

Amenities

Parking Spaces	3
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Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

Exterior

Lot Description	32.91 x 163.2 FT
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Listing Details

Listing Office	RE/MAX HALLMARK REALTY GROUP
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