

**DOWNTOWN
COMMERCIAL
UNITS**

FOR LEASE



Two Commercial Units on Ground Floor with easy access to HWY 401 and downtown Trenton.



LOCATION

- Located in the City of Quinte West
- 1.5 hours east of Toronto
- Close proximity to HWY 401
- Greater Bay of Quinter Population 223,000
- City of Quinte West located on the Bay of Quinte



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COMMERCIAL UNITS FOR LEASE

TOTAL AVAILABLE SPACE:

- Two commercial units on the ground floor
- Approx. 4,290 SF in total, plus 400 SF of storage.
- Units can be opened up to make contiguous space

UNITS 2 and 3 DETAILS:

UNIT 2:

- Approx. 1,290 SF rental space and 1,235 SF useable space
- Rent is \$1,380 Plus HST
- Unit has its own meters for electricity and gas which is the responsibility of the tenant.
- New furnace installed in summer of 2021

UNIT 3:

- Approx. 1,538 SF of rental space and 1,493 SF useable space
- Rent is \$1,650 Plus HST
- Unit has its own meters for electricity and gas which is the responsibility of the tenant.
- New high efficiency furnace installed December 2017

Floors: All floors are slab on grade so there are no load issues

HWY Access: HWY 401

Distance to HWY: Within 5 km

Gas: Enbridge Gas

Water: Quinte West (Municipal)

Sewage: Quinte West (Municipal)

Electricity: Hydro One

COMMENTS:

- Located in downtown Trenton
- Private parking for tenants in the rear
- Street parking and a municipal lot adjacent to the building

PROPERTY CONTACT

David Gilbert

Bridgefront Tower Corp.

Tel: 416-738-7033

Email: bridgefront@sympatico.ca

COMMUNITY CONTACT

Chris King, Ec. D.

Chief Executive Officer

Quinte Economic Development Commission

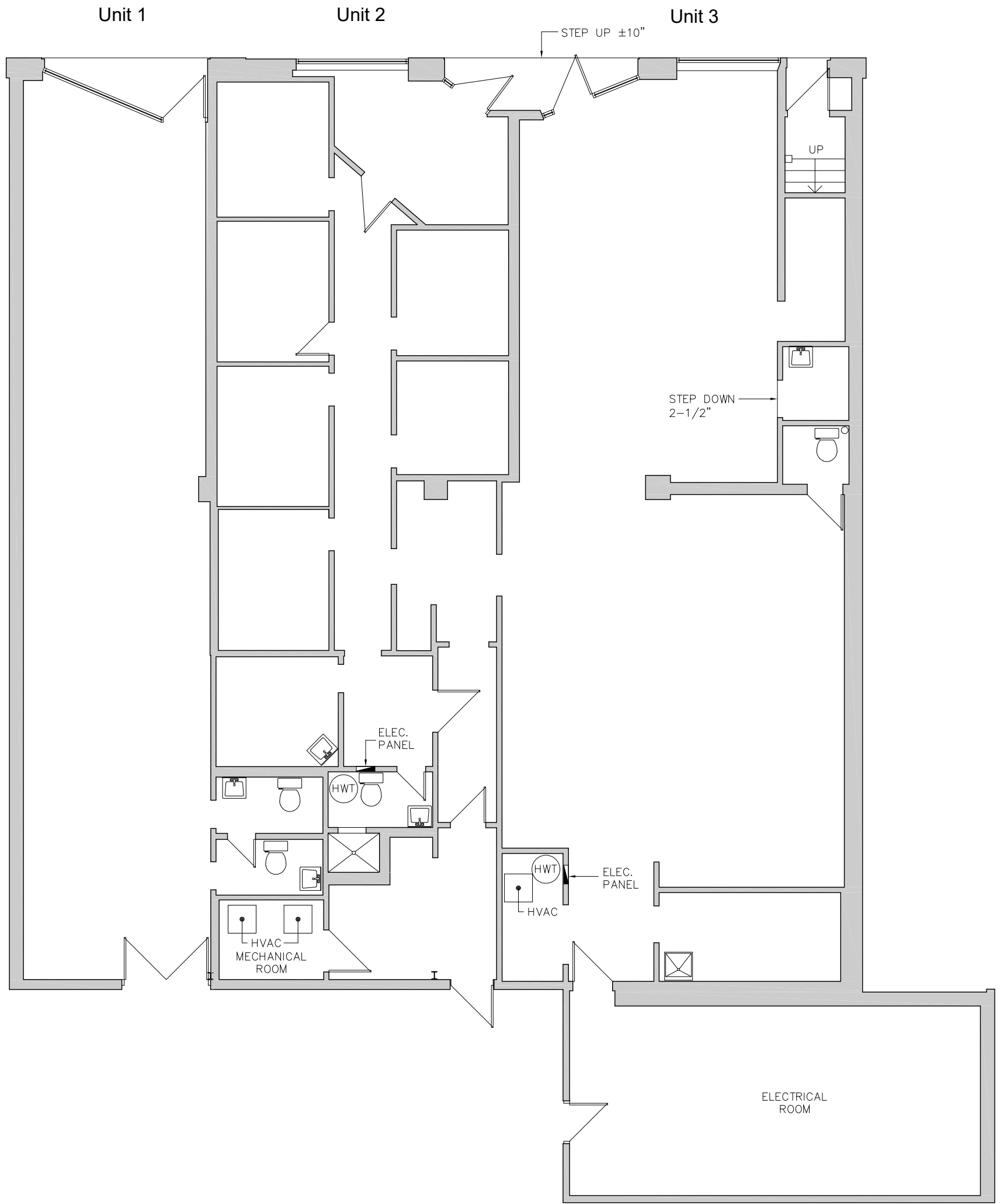
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E L G I N S T R E E T



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Project
 56 Elgin Street
 Trenton As Found Plans

Location
 56 Elgin Street
 Trenton, ON

Drawing
 Existing Floor Plan

Client
 David Gilbert

sza
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Drawn by tv	Date Sept 12, 2019
File Name 19079-X-PL-01	Scale 1/8" = 1'-0"
Client Project #	Drawing Number A1
Project # 19079	Revision #

PRELIMINARY
 NOT FOR CONSTRUCTION

