REALTOR.ca®



\$12/square feet

22233 LOYALIST PARKWAY Quinte West, Ontario K0K1L0

MLS® Number: X8082106



Listing Description

Discover an exceptional opportunity to establish your business at 22233 Loyalist Parkway in Quinte West. Situated in a prime location along the bustling Loyalist Parkway Highway, this commercial retail space offers unparalleled visibility and convenience for your venture. This versatile space is ideal for a wide range of businesses, ranging from retail shops to professional offices and more. The interior exudes a spacious and airy ambiance, providing a welcoming environment for customers and clients alike. Step inside to find a well appointed layout featuring an open floor plan, a conveniently located washroom, along with plenty of additional storage space. The upper level provides additional space to suit your needs. Two grade-level shipping doors offer ease of access for deliveries and general operations. Outside the property features plenty of parking spaces, providing ample room for both staff and visitors. Don't miss out on the chance to secure this prime commercial space!**** EXTRAS **** Additional storage room (not seen on floor plans); currently being used as a prep area for a food truck. Approx. 200 sq ft. Space can be negotiated in lease. Tenant pays base rent \$12/sf + TMI \$5/sf + utilities. (34618160)

Property Summary

Property	Square	Land Size
Type	Footage	107.38 x 140
Retail	455.45 sqft	FT

Annual Property Taxes \$4,057.69

Spaces 15

Total Parking Time on **REALTOR.ca** 19 days

Building	
Bathrooms	
Total 1	
Building Feature	es
Square Footage 455.45 sqft	
Utilities	
Utility Sewer Septic System	
Parking	
Total Parking Spaces 15	

Data provided by: <u>Central Lakes Association of REALTORS®</u> Unit 5 - 1100 BENNETT Road, BOWMANVILLE, Ontario L1C 0Y7

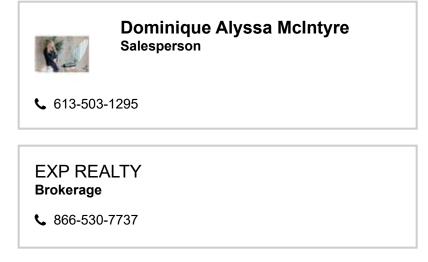


Nicole Walter-Murphy Salesperson

& 866-530-7737

EXP REALTY Brokerage

& 866-530-7737



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