

FOR LEASE: KEMPTVILLE BRENTCOM

2 BAY GARAGE PLUS OFFICE



DESCRIPTION: 2840 County Rd. #43, Kemptville, ON K0G 1J0

- ✓ Commercial/Office Space with 2 garage bays for lease in the heart of Kemptville, one of Eastern Ontario's fastest growing communities. Strategically located fronting on Hwy. 43 just west of Hwy. 416, a major north/south artery (Ottawa to Hwy. 401). With a population of over 16,000 residents, Kemptville is the Southern gateway to Ottawa and draws significant retail traffic from many neighbouring communities in the surrounding township of North Grenville.
- ✓ Close to Shoppers Drug Mart, Ultramar, Starbucks, Mucho Burrito, Trigon Insurance, Re/Max, KFC, Dollar Tree, Giant Tiger, Walmart, Staples, Canadian Tire, Beer Store, LCBO, Scotiabank, TD Bank.
- ✓ Ideal for automotive repair, sales and rentals, equipment sales and rentals, furniture sales.

SPACE AVAILABLE: Available Immediately

- ✓ Office space with 2 Garage Bays.

NET RENTAL RATE:

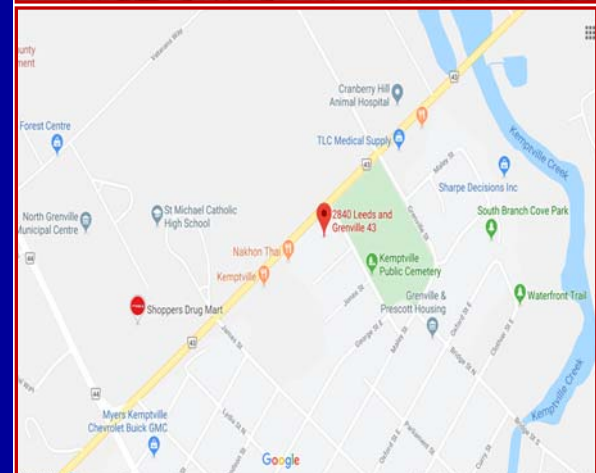
- ✓ \$4,000.00 per month plus Utilities (Water \$100 per month, Hydro \$200 per month and Natural Gas \$100 per month estimate).

OPERATING COSTS:

- ✓ Realty Taxes: \$333.00 per month (estimate).

FEATURES:

- ✓ Excellent Visibility on Hwy #43. High Traffic location. Front of Building Signage Space. 15 dedicated Parking Spaces available. Private Washroom.



For more information please contact:

BRENT TAYLOR, Broker of Record / President
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