

COMMERCIAL DEVELOPMENT OPPORTUNITY

BATAWA (City of Quinte West), ONTARIO



Former Bank of Montreal
Building, Batawa, ON



Spacious interior suitable for
customized floorplans.

Square Footage: 2,016 sq. ft.

Lot Area: 1.18 acres, 176.86 frontage. Adjacent land available for commercial / residential development.

Constructed: late 1960's. Recently renovated with new lighting, flooring, heating, cooling, low flow plumbing fixtures & Low VOC paint.

Ceiling Height: approx. 11 feet.

Zoning: CF-6 Community Facility with special provision in place to allow a publishing company use. Allows for not-for profit uses such as fire halls, post offices, art galleries and museums.

Lease Rate: negotiable

Utilities: Municipal water and sewer, Union Gas, Hydro One, Bell and Xplornet High Speed Internet

Features: One storey, brick building, designed by Parkin. Large floor to ceiling windows, excellent light. Good exposure at village entrance and on town square. Concrete slab construction. Entire community slated for substantial commercial and residential development.

Location: 5 km north of Hwy. 401 and City of Trenton. 90 minutes east of Toronto. 2.5 hours west of Montreal. Set within the quaint village of Batawa. On main thoroughfare to Batawa Ski Hill (over 30,000 skier visits/year). Surrounded by a picturesque landscape of rolling hills, the Trent River and Trent Severn Canal, kilometers of trails and natural areas.

VISIT OUR WEBSITE AT WWW.BATAWA.CA

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