

FOR SALE

11 & 13 MARKET SQUARE

NAPANEE

\$645,000



VIRTUAL TOUR



DRONE VIDEO

OVERVIEW

- A rectangular parcel of land located on the north side of Market Square in the heart of downtown Napanee
- Two commercially zoned adjoining buildings, with four units
- 11 Market Square is a single storey building with surface parking behind. 13 Market Square includes a two storey portion of building facing Town Hall. At the rear is a connected industrial building, with two overhead doors.
- Napanee experienced a 6.2% population increase between 2016 and 2021 and is projected to grow 10% by 2031
- The Gibbard District comprising of new residential condominiums (113 units) and retail space (~16,000 sq ft) is currently under construction 400m to the East.

PROPERTY DETAILS

PRICE: \$645,000
LOT SIZE: Total 9,483 sq ft
PARKING: Approx. 10 spaces in rear
SERVICES: Municipal Water & Sewer
TAXES: Currently Exempt

ZONING: C3 in Zoning By-Law 02-22
OFFICIAL PLAN: Central Business
ENVIRONMENTAL: A Phase II was completed in Dec 2023

Rogers & Trainor
Commercial Realty (2009) Inc.
Brokers

WWW.RTCR.COM

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Broker of Record

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BUILDING DETAILS



11 MARKET SQUARE

- CONSTRUCTION:** Steel & concrete with masonry & metal siding
- ROOF:** Built up
- MECHANICAL:** Furnace
- ELECTRICAL:** 200 amp

13 MARKET SQUARE

- CONSTRUCTION:** Steel & concrete with stucco, masonry & metal siding
- ROOF:** Asphalt shingles & Built up
- MECHANICAL:** Furnace, Unit Heater, Baseboard Heater
- ELECTRICAL:** 200 amp



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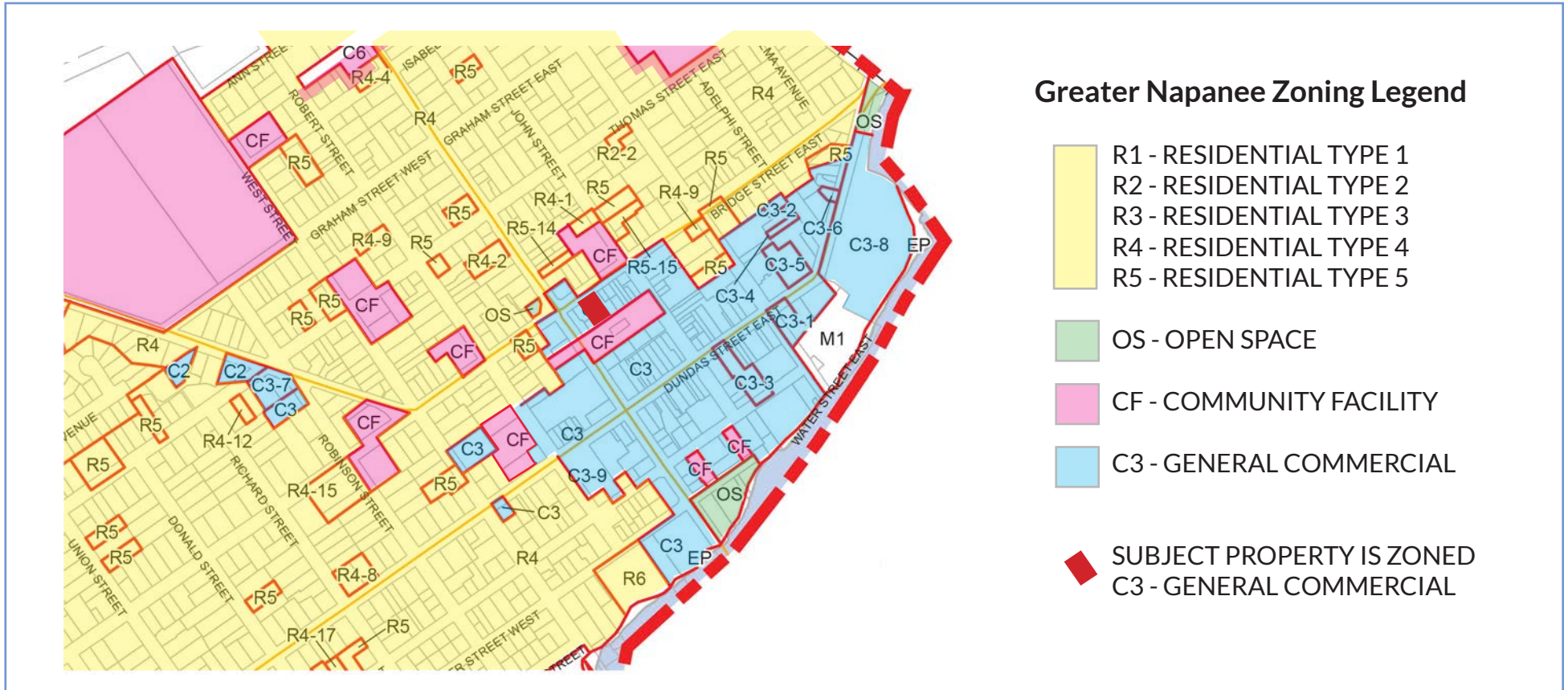
BUILDING DETAILS



UNIT	LOCATION	SIZE (SQ FT +/-)	OCCUPANCY
11 Market Square	Ground Floor	1,997	Tenant
13 Market Square	Ground Floor	1,996	Vacant
13 Market Square	Second Floor	1,773	Vacant
13 Market Square	Ground Floor	1,424	Vacant



ZONING & UNIT BREAKDOWN



PERMITTED USES:

- Retail
- Restaurant
- Microbrewery
- Place of Worship
- Medical/Dental Clinic
- Veterinary Clinic
- Small Appliance Service
- Custom Workshop
- Residential Apartments
- Professional/ Administrative Office
- Commercial School
- Bank or Financial Establishment



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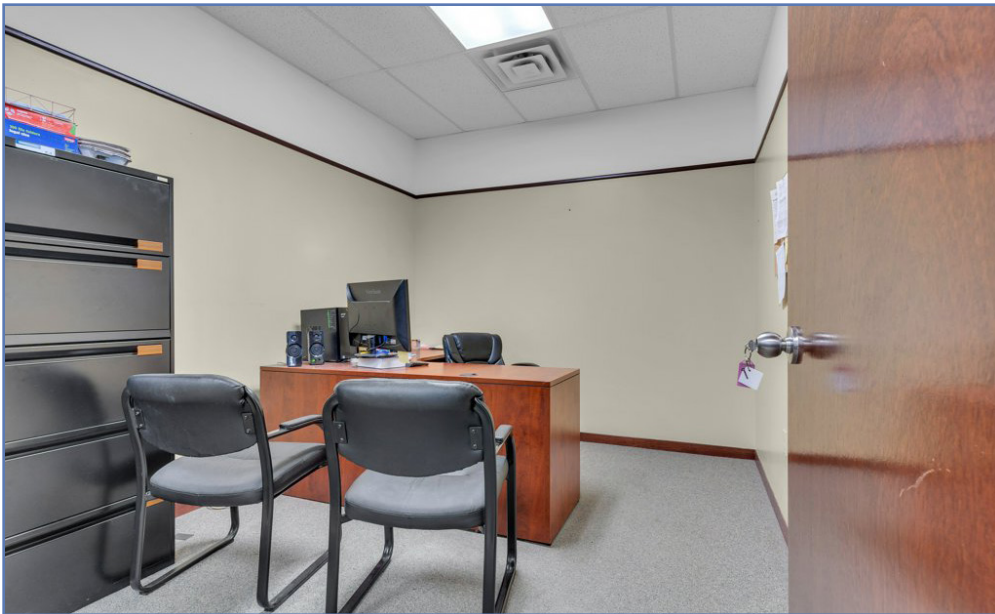
11 MARKET SQUARE (1,997 SF)



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13 MARKET SQUARE, MAIN FLOOR (1,996 SF)



FOR SALE

11 & 13 MARKET SQUARE

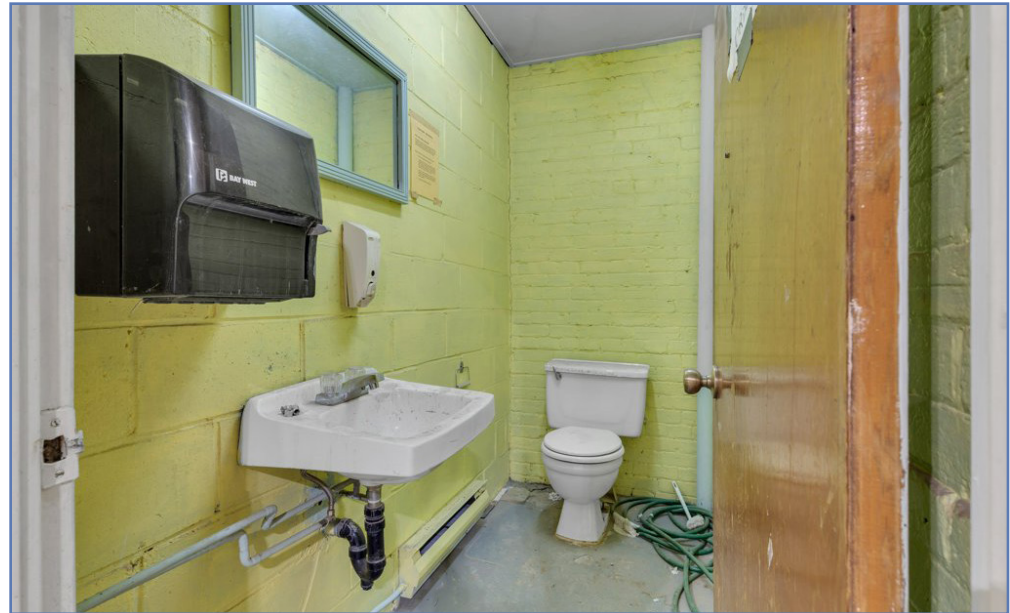
13 MARKET SQUARE, 2ND FLOOR (1,773 SF)



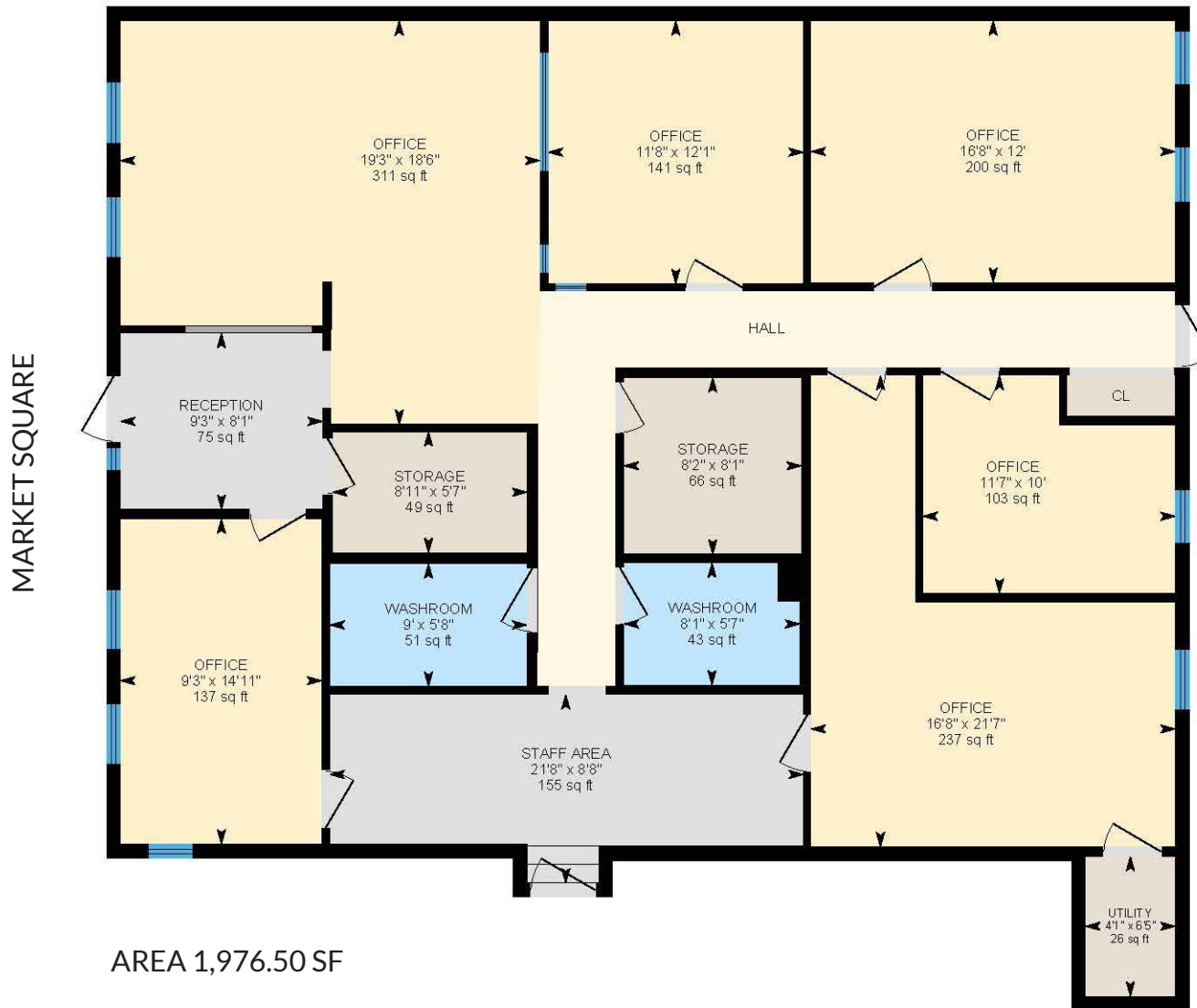
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13 MARKET SQUARE GARAGE/WORKSHOP (1,424 SF)



11 MARKET SQUARE FLOOR PLAN



FOR SALE

11 & 13 MARKET SQUARE

13 MARKET SQUARE MAIN FLOOR PLAN



EXTERIOR AREA 3,420.00 SF



13 MARKET SQUARE 2ND FLOOR PLAN



EXTERIOR AREA 1,772.84 SF





Napanee is a part of the County of Lennox & Addington in the heart of Eastern Ontario. Conveniently situated along Highway 401, it's borders stretch from the shores of the Bay of Quinte on Lake Ontario north to Roblin, the western gateway to the Land O'Lakes region. Greater Napanee has a vibrant, historic town with a population of 15,892 making it a great place to live, work and play.

Napanee is blessed with one of the best-preserved historic main streets in Ontario. It reflects heritage wherever you look. Shoulder to shoulder, solid brick commercial buildings line both sides of the street. Napanee was more than 100 years old when the heart of today's town was constructed. The first settlement even predates Upper Canada which was created in 1791.

Napanee offers a stable and skilled labour force, excellent transportation facilities including mainline CN and CP Rail, VIA Rail commuter service, direct access to major highways, fibre optics, exceptional infrastructure for business, prime employment lands and local government committed to business needs.



LOCAL AMENITIES

- Canada Post
- New York Cafe
- Tim Horton's
- Shakti Yoga
- Wallace's Drug Store
- RBC, BMO, TD
- Mainstay Natural Foods
- Coffee Cravings
- Sushi Nori
- Mama Mia's Pizza
- Circle K
- Prestige Dance Academy
- Country Traditions
- LCBO
- Metro

