

328 North Front Street at Bell Blvd, Belleville, ON 1,970 Square Feet

Freestanding Building On Primary Arterial Road & Retail Thoroughfare Near
the Quinte Mall Retail Node

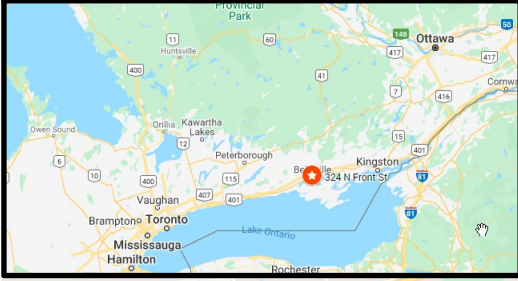


Located in the heart of Belleville's primary retail trade area, 328 North Front Street is a 1,970 SF standalone building with dedicated pylon sign on the main arterial road when exiting Hwy. 401 (over 21,000 AADT!) near the Quinte Mall. Other retailers in the area include Canadian Tire, Chapters, Winners, Starbucks, Dollar Tree, Michaels, Staples, Galaxy Cinema, Burger King, KFC/Taco Bell & countless more. The Highway Commercial C3 zoning permits many uses including restaurant with drive-thru, which could be added subject to municipal approval & agreeable lease terms. The asking price to lease the building as it stands today is \$35.00 PSF net + \$11.57 PSF TMI. Long term lease with corporate covenant is preferred - please inquire directly for more information at dmarino@marino.ca or call 416-767-8865 x236.



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