

FOR SALE OR LEASE

7 RIVERSIDE DRIVE

QUINTE WEST

Industrial Facility on 3.93 Acres



HIGHWAY 401 EXPOSURE

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Asking Sale Price: \$4,490,000

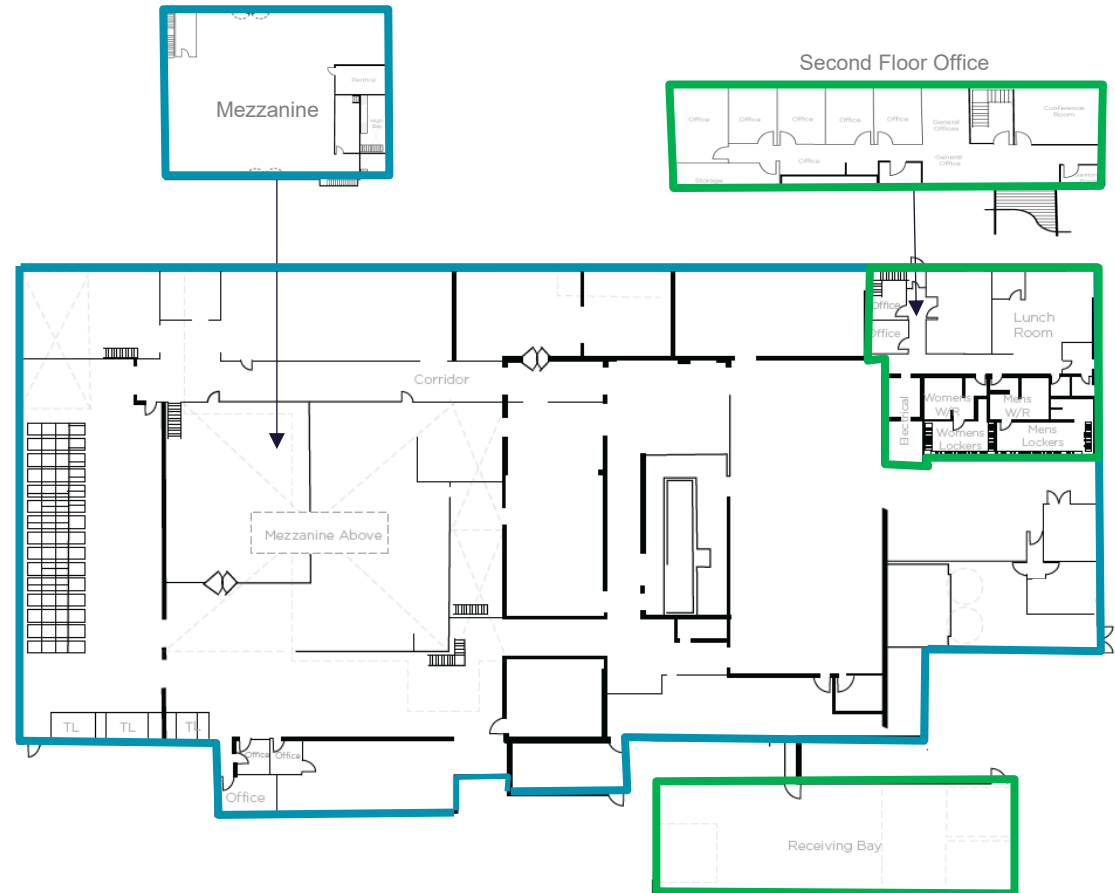
Annual Property Taxes (2025) \$114,454

	Option 1 Entire Building	Option 2 Office and Service Bay
FOR LEASE		
Total Available Space	54,995 SF	~8,789 SF
Industrial Space	49,706 SF	~3,500 SF Bay
Shipping	3 Truck Level doors	Drive thru service repair bay
Office Space	5,289 SF	5,289 SF
Lot Size	3.93 AC	Parking for 100 cars
Asking Rate	\$6.00 PSF Net	\$9,900/month Gross
TMI (2025):	\$2.00 PSF	N/A

PROPERTY FEATURES

Clear Height	14' - 26'10"
Power	1000 Amps
Sprinkler	Yes
Zoning	SM Service Industrial
Available	Immediate

- Currently being used as a Car Dealership/Auto Repair.
- Parking for 100 cars.
- Excellent access and visibility to Highway 401.
- Restrictive Covenant for some food uses in place.
- Heavy power, capacity upgrade of 8MW is possible.



FLOOR PLAN

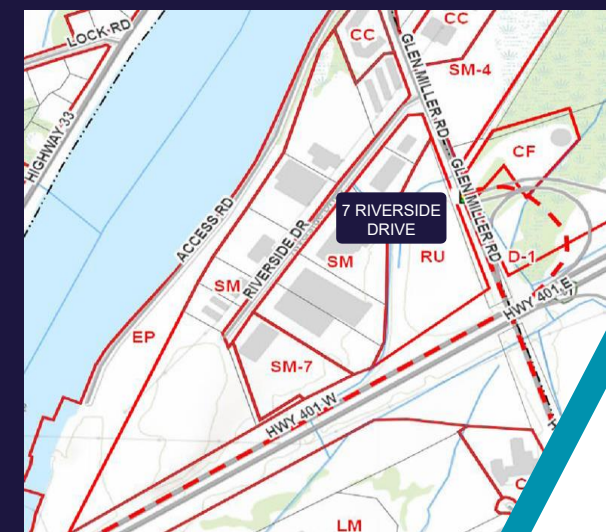


AMENITY MAP

PERMITTED USES

- Auction sales establishment
- Assembly hall
- Banquet hall
- Building supply outlet business, professional or administrative office
- Call centre
- Car wash
- Commercial fitness centre
- Commercial school
- Commercial self-storage facility
- Contractor's yard (except on land abutting Highway 401, arterial roads, and collector roads)
- Custom workshop
- Industrial use, light
- Community centre
- Motor vehicle body shop
- Motor vehicle parts supply
- Motor vehicle repair garage
- Printing establishment
- Recreational equipment, sales, rental and service establishment equipment sales, rental and repair establishment
- Repair shop
- Research and development use
- Retail store, accessory
- Taxi service depot/dispatch establishment
- Technology industry
- Trade and convention centre
- Trades person's shop
- Veterinary clinic
- Warehouse
- Wholesale shop

ZONING

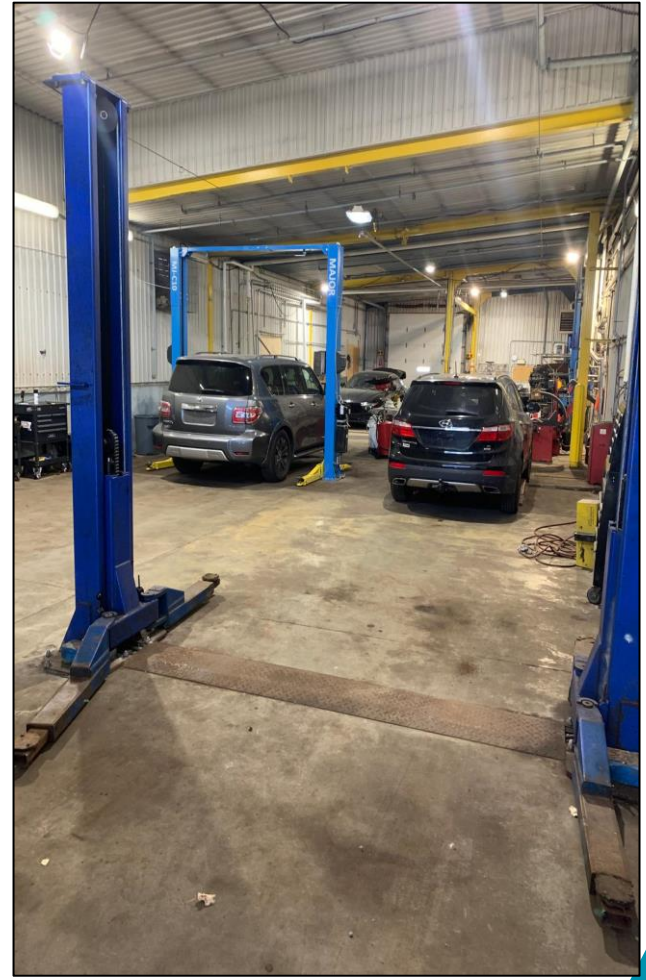


SM - SERVICE INDUSTRIAL

PROPERTY PHOTOS



PROPERTY PHOTOS





1 KM TO HIGHWAY 401

96 KMS TO KINGSTON

150 KMS TO CANADA/US BORDER

170 KMS TO TORONTO

380 KMS TO MONTREAL



Trent River

For more information, please contact:

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