

BAY VIEW MALL

450 & 470 Dundas Street East, Belleville, ON



FOR SALE



GROCERY-ANCHORED RETAIL CENTRE ON 14.75 ACRES

EXECUTIVE SUMMARY

Bay View Mall presents a compelling opportunity to acquire a prominent neighbourhood retail centre in Belleville, consisting of two buildings on separate parcels totalling approximately 205,598 square feet across 14.75 acres. Anchored by Food Basics, the property features a strong mix of essential retail and service-oriented tenants along the highly visible Dundas Street East corridor, and is currently 87% occupied, providing stable in-place income with attractive upside through lease-up of existing vacancy. Zoned CR1-CR2, the asset permits a broad range of retail and commercial uses, offering flexibility for future repositioning or redevelopment.

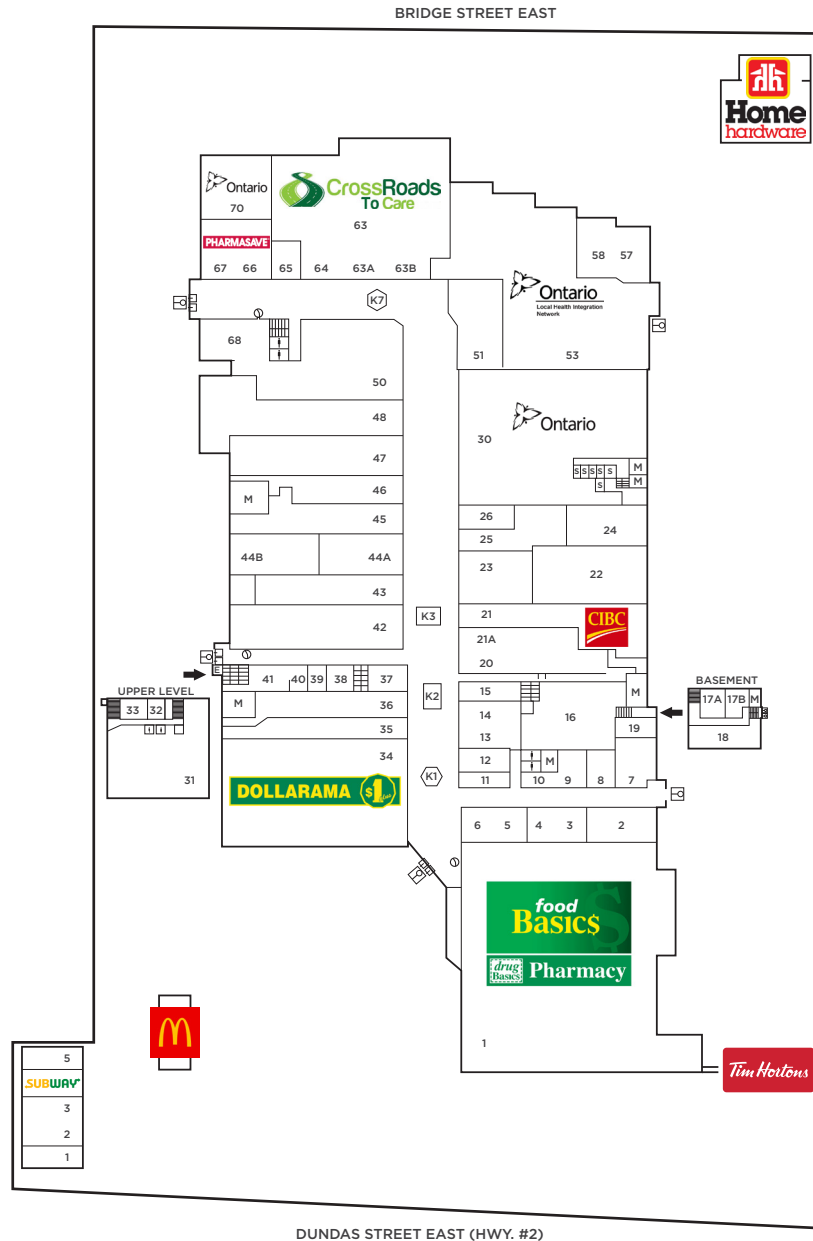


PROPERTY OVERVIEW

ADDRESS	450 & 470 Dundas Street East, Belleville, ON	
INTERSECTION	Retail/Office	
BUILDING SIZE	470 Dundas Street	199,965 SF
	450 Dundas Street	5,642 SF
	Total	205,598 SF
LAND SIZE	470 Dundas Street	14.6 Acres
	450 Dundas Street	0.15 Acres
	Total	14.75 Acres
VACANCY	470 Dundas Street	26,208 SF (13%)
	450 Dundas Street	0 SF (0%)
	Total	26,208 SF (13%)
WALT	2.9 Years	
FLOORS	One (1)	
YEAR BUILT	1975	
ZONING	CR1-CR2	

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FLOOR PLAN



TRANSIT MAP



PROPERTY PHOTOS





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