

## Town Of Cobourg Inventory Of Available Land And Buildings

For details on any properties contact the Cobourg Economic Development

739 D'Arcy Street

Cobourg, Ontario K9A 0H6

Phone 905-372-5481 Toll Free: 1-888-764-6359

econdev@cobourg.ca

investcobourg.ca

## Commercial

04-Nov-2019

### Buildings

Record	Address	Description / Comments
21	1111 Elgin Street West Northumberland Mall	FOR LEASE: Retail space available in a 365,000 sq. ft. enclosed shopping mall. Interior units from 1,000 sq. ft. and exterior units from 10,000 sq. ft. Anchor tenants include Metro, Dollarama, Sport Chek and RainBow Cinemas.
28	448 D'Arcy Street	FOR SALE: 1 commercial unit on the main floor (former restaurant). Paved parking lot provides approximately 18 parking spaces. Phase 1 and 2 environmental assessments have already been completed.
40	1 King Street East	FOR LEASE: 14,000 sq. ft. on two floors in major retail building in downtown Cobourg. 11,000 sq. ft. main floor space with potential to sub-divide into small units. Second floor location is approximately 3,000 sq.ft. This building is situated just 2 blocks from Cobourg beach and harbour and positioned on a high visibility busy downtown intersection. It has two accessible main front entrances, access to the approximately the same square footage in the basement. A loading dock is located at the rear of the building. Ceiling height is approximately 16 feet on the main floor.
41	2 King Street East	FOR LEASE - VILLAGE SQUARE PROJECT: 3,400 sq. ft. ground floor office or retail suites for lease. These suites will be custom designed by our in-house construction staff to suit the needs of the Village Square tenants. Located at the busy intersection of King Street and Division Street, with windows on both sides.
41.1	238 Division Street	FOR LEASE: 600 sq. ft. commercial space located in downtown Cobourg. Suitable for retail or office space.
41.3	14 King Street East	FOR LEASE: 500 sq. ft. (approx) charming commercial space. Perfect for any retail venture. Surrounded by residential tenants.
53	609 William Street	FOR LEASE: 6,900 sq. ft. of open space. Suitable for office use. May be divided into smaller units. Price per sq. ft. depends on location of space.
59.11	541 William Street	FOR LEASE: 800 sq. ft. units available on ground floor. Located in busy strip mall in high traffic location. Lots of FREE parking, handicap accessible and minutes from Hwy. 401 exit.
63.2	1060 Burnham Street, Unit 1 Gateway Plaza	FOR LEASE: 2,525 sq. ft. of bright and versatile space located in the Gateway Plaza, a premier commercial complex one encounters as you exit Hwy. 401 and enter historic and dynamic Cobourg. At the north end of the plaza you will find this strategically situated unit. The Tenant will pay for use of all utilities and his proportionate share of taxes and common are maintenance (CAM) expenses.
88.1	396 William Street	BUILDING/BUSINESS FOR SALE: Great opportunity as investment property with 2 retail units. Very busy corner plaza. Close to downtown. Unit #1 tenanted by high volume convenience store and unit #2 tenanted by Letsat Bento Sushi Restaurant that includes 2 bathrooms and a basement. The asking price includes the business located in unit #2. Purchasers may purchase the building without businesses at a lower price.

Net, net, net indicates tenant pays heat, hydro, water taxes

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99	5 King Street West	FOR SALE/BUILDING ONLY: Commercial downtown building. 1800 Sq ft: Great retail space with living accommodations on the second floor. Full basement. Many upgrades and improvements. Air conditioner 2015 (commercial space only) roof on south side of building September 2016.
101.1	79 King Street West #A	FOR SALE: High Ceilings, large windows. Outdoor display space available. Rear Access for deliveries. A 1233 SQ FT Retail Unit. 2 roughed-in Bathrooms. Very well-renovated. Many retail or professional uses possible. Can also combine with Unit 79E in back of 79A unit to add finished luxury office space (5 offices demised with reception area & large conference room in Unit 79E plus 2 outdoor parking space for E) to add to this Main Street Storefront unit.
101.2	79 King Street West #B	FOR SALE: Well renovated commercial 990 sq ft condo retail unit. High ceilings, large display windows, terrazzo floors, vestibule. Outdoor display space comes with unit. Rear entry for deliveries. Suit many retail & artisan businesses. Can also combine with one or both adjacent, connecting units: next door unit 79a w/ shared front vestibule, or large office space unit 79e in back features conference room, 5 offices, 2 parking spaces on third st situated in popular tourist area & vibrant shopping, dining, entertainment & business district. Anchor tenants nearby: banks, service businesses, boutiques, liquor store, Victoria hall, farmers market, art gallery, harbour front, beach, park, and marina. Just 1 km to Via Rail. 1 hr to Toronto. Public parking lots nearby. On bus route. Great opportunity in growth-focused downtown. Triplet lease.
101.4	79 King Street West #D	FOR SALE: Approximatel 995 sq ft commercial store on main street with patio at side. Long term anchor tenant in place! Commercial storefront for sale or lease! Large display windows. Wood laminate flooring. 2x2-piece bathrooms. Back door for deliveries. Basement for storage. Equipped w/ display units, cabinetry, shelving. Perfect for specialty grocery, cafe/bistro, bakery/butcher/boutique or novelty shoppe.

106	73 King Street West	FOR SALE: 9,730 sq. ft. Commercial/Residential building in prime downtown location. Newly renovated with 8 luxury 1 bedroom apartments on 2nd & 3rd floors and 6 retail units on ground floor. Retail space total of 6,381 sq. ft. - Apartment space total of 5,808 sq. ft. All residential and commercial units are occupied. Located in downtown Cobourg next to Town Hall and walking distance to the Marina and beach.
117.2	1030 Division Street, Unit 3	BUSINESS FOR SALE: Great Opportunity To Own Business With Car Detailing And Tin-Tin, Polishing Treatment Related Auto, Sport Cars, Classical Cars, As Good Customers For Used Car Dealers And New Car Dealers Shop. Lease For Three Years Plus Option Inquiry To La For Gross Sale, Net Income
118.1	278 George Street	FOR LEASE: Main floor office space located within the chamber building. This quiet, professional space includes a private, furnished office (approximately 9' X 12'), internet access, basic reception services and shared use of a large boardroom with kitchenette.
122	10 King Street East	FOR LEASE: 575 sq. ft. office/retail space located in downtown Cobourg. Air conditioned. Electric heat. Close to beach, marina and many unique shops and restaurants.
123	41 King Street West	FOR SALE: 6,000 sq. ft. 3 storey Century building with 2,600 sq. ft. of main floor of retail space. Close to Town Hall, waterfront and marina in the core of downtown Cobourg.

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132	97B & 99 King Street West	FOR LEASE: 6,000 sq. ft. street level commercial office or retail space. Immediate occupancy.
137	79 King Street #85 AKA 85 King Street West	FOR SALE: Approx. 540 sq ft. Prime downtown location in vibrant, growing destination town 1 hour east of Toronto. Tenanted space currently on short term lease. Invest or owner-operate your business in this main street sweet space w/ contemporary interior. Historic brick storefront retail boutique or offices. Display window, wood lam flooring, updated 2 piece bath, staff area, back door.his heritage boutique downtown has many anchor businesses and is the main shopping, dining, tourist & business district near the lakefront, marina & beach.
175	47 King Street West	FOR SALE: 6,600 sq. ft. 3 storey building in downtown with 2,500 sq. ft. tenanted retail space. Close to banks, municipal offices, Town Hall, waterfront and marina. In the core of downtown Cobourg.
195	56 Willmott Street, Lucas Point Business & Industrial Park	FOR LEASE: 4,500 sq. ft. 2nd floor professional office space in pretigious Lucas Point Business and Industrial Park with direct view of Lake Ontario. Secure building on Cobourg transit bus route.
197	20 King Street East	FOR LEASE: 450 sq. ft. of office or retail space in downtown Cobourg. Close to Victoria Park and beach.
198	52 King Street West	FOR LEASE: Up to 6,725 sq. ft. of commercial space.Landlord is willing to divide to suit. Once in a lifetime opportunity to lease this marvelous piece of real estate in the heart of Cobourg across from Town Hall. Perfect location for any kind of retail, restaurant, bank, office, pharmacy, doctor, dentist and more.
214.1	31 King Street East	FOR SALE: 4,100 sq. ft. spacious mixed use building in downtown core. The main floor is home to one of Cobourg's favorite bars & restaurants, the Oasis Bar & Grill. The upper two floors feature two spacious one bedroom apartments. Roof of one storey portion -rubber membrane, 2.5 storey portion roof has asphalt shingles. Apartments are heated with gas fireplace and/or electric baseboard. One apartment also has natural gas hookup for bbq.
221	330 Division Street	FOR LEASE: 3,000 sq. ft. main floor multi use space. 50 feet of frontage, great signage exposure with heavy vehicular traffic. Main floor has new washroom, kitchenette, double man door ar rear for deliveries, solid slab construction and large open space. Could suit business such as: health-related business, dance and exercise studios.
227	9, 9A & 11 King Street East	FOR SALE: 5,610 sq. ft prime location with three commercial units and an open concept apartment/loft above.Total Retail Area 2950 Sf, Total Apartment Area 2660 Sf. Superb opportunity! Live/Invest in a Mixed-Use Commercial Residential Building. Large upper Res. unit! Live there or Set your own rent! Recently renovated. Has 3 living spaces each w/ 1bath, 2 BRs, Liv Rm, sep. doors but not legally 3 Residential Apartments. Sold as 1 large Upper Residence. (Buyer to determine process/permitted use if wanting to rent out as 2 or 3 sep. legal units.) MN FL is 3 Commercial Units w/ great Tenants. Over \$100,000 in recent updates:roofing/shingles, plumbing, wiring, sep. metres, flooring, kitchens, baths, kitchenettes. Southviews towards lake in back, tall windows in front overlook King St East. Great boutique/tourist area.

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230	43,45 King Street West	FOR SALE: 8,633 sq. ft. 3 storey building in downtown with 2 retail spaces: 1,200 and 800 sq. ft. Close to banks, municipal offices, Town Hall, waterfront and marina. In the core of downtown Cobourg.
252.1	79 King Street #89 AKA 89 King Street West	FOR SALE: Total of 3589 sq ft. main street storefront luxury modern day spa + beautiful private designer residence in back w/ private patio & 2parking spaces. Live-work mixed use res/com building & business in downtown Cobourg's vibrant tourist district. *in process of severance of commercial/res units to sell separately or buy as mixed use* exquisitely outfitted commercial condo: 2050 sq ft. large display windows, exposed brick walls, retail/reception area. Ceramic tiling. Pillars. 5 treatment beds, 4 separate rooms (facials, massage, waxing, eyelashes, brows) 1 Vichy shower massage room, 2 steam rooms, 3 showers, 3 salon chairs, 3 makeup & colour stations, 2 hair wash stations, 4 Pedi chairs, 2 nail stations, staff room, med-spa potential. 3 entrances. Change/bath rms. Lockers. Residential condo in back south side entrance is a 3br 2bath deluxe 1489 sq ft. bungalow-style residential condo. 1 km to via. 1hr to Toronto. Chattels list avail. *conditional on res occupancy permit* heritage tax concession! (21333134)

## Commercial

256	239 Division Street	FOR LEASE/SALE: 2,000 sq. ft. level entry versatile space, ideal for a retail endeavour or professional office. Unique leasing opportunity. Sited on the west side of Division Street and in the heart of historic Cobourg's dynamic downtown. Tenant will pay for use of all utilities and proportionate share of taxes, insurance and common area maintenance (CAM) expenses. This unit has its own hydro and gas meter and comes with its own natural gas forced air furnace and air conditioning unit.
272	18 King Street West	FOR LEASE: 2,200 sq. ft. commercial space. This prime retail space is located on the sunny side of the street and in the best area of Cobourg's central business district. Entrance from King Street and Covert Street parking lot. Immediate occupancy available. Walking distance to Victoria Hall, beach, marina.
273.1	420 Division Street	FOR SALE: Own a piece of history with the Woodlawn Inn. This 20 suite, boutique hotel located in Cobourg has been a family owned and operated business since 1989. Pride of ownership is evident throughout this well-maintained facility. The property is accompanied by a fine dining restaurant which has a 125 person capacity and a great selection of wines. Property also features a bar and lounge area. The inn is a popular setting for weddings in northumberland county.
281	249-255 Division Street	FOR LEASE: Incredible opportunity to have store frontage downtown Cobourg! Operate your small or growing business in this great location in historic downtown Cobourg. A few steps from the main intersection of Division and King St's, this space offers two offices, a reception, exposed brick wall, two piece bathroom, access to plenty of storage in the basement. The rent is ALL INCLUSIVE of TMI, heat and hydro! Turn key space to set up shop!
285	1025 Elgin Street	FOR LEASE: Commercial opportunity with high visibility. Unit size negotiable between 1500-7000 square feet.

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## Commercial

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### Land

Record	Address	Description / Comments
5.1	Willmott Street, Lucas Point Business & Industrial Park	FOR LEASE: District Commercial Zoned property strategically located at the eastern gateway into Cobourg on the southeast corner of County Road #2 and Willmott Street. The owners of this property are planning to build and lease out retail space of 59,000 sq. ft. Renamed "The Shops at Sedona Springs" this high traffic intersection would be an ideal spot for your business.
22	White Street/401 Hwy	FOR SALE OR LEASE: 17.8 acres of vacant land zoned District Commercial overlooking Highway 401. Vendor open to many options with regard to land lease and/or sale.
145	296 George Street	FOR SALE: A premier development site zoned Main Central Commercial (exception 14). 119' X 156' irregular piece of land, is within the "George Street Heritage District" and is in the heart of Cobourg's historic and dynamic downtown. Located within walking distance to Heritage Harbour, Marina, beach and the fabulous Victoria Park. This outstanding parcel of land offers the builder/developer a singular land acquisition opportunity not to be missed. Building has been demolished.

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## Commercial

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### Building and Land

Record	Address	Description / Comments
	261 Spring Street	FOR SALE: Downtown Cobourg Investment Opportunity! 1540 sq ft professional building (PLUS finished basement with staff areas and storage), converted and equipped for dental office in 2002. Same tenant for 12 years, 3 years remaining on current lease with intent to renew.
2	66 King Street East	BUILDING FOR SALE: Prominent 5050 sq ft, 3 unit commercial location. High traffic on main street. On site parking, 12000 sq ft lot. Accessible from 2 streets. Overlooks Victoria Park.

Within walking distance to lake and heritage harbour marina and beach. Can be purchased as tenant occupied or vacant.

150	201 Division Street	FOR SALE: The Citadel c.1924, is a 20th century representation of the Romanesque Basilicas of medieval Europe and was once a Salvation Army Church. Today, the citadel, with its twin towers flanking the unadorned façade still projects a sense of balance and strength and is one of Cobourg's much admired landmarks. Judiciously repurposed by the present owner, this singular structure has undergone extensive renovations and is currently fully leased. If you are searching for a special property to enhance your portfolio, this one offers a unique ownership opportunity.
171	884 Division Street	FOR SALE: Excellent Investment Opportunity. 2 Multi-Tenant Commercial Buildings On Almost 7 Acres Land, 14 Units In Total. All Tenants Are On Net Net Leases. Excellent Cap Rate (6.35%) With Potential Of More Income On Fully Leased.
223.1	3 King Street West	FOR SALE: Large 30' Frontage Adjacent To Td Canada Trust At Cobourg's Major Downtown Intersection. Solid Edward Jones Lease. Over \$175,000 Retrofit On Main Floor. Separate And New Main Floor Hvac System. One Large Three Bedroom Apartment With Parking And Basement. One Large One Bedroom With Third Floor Loft Space. New Roof (3 Years). Very Solid Income. Well Maintained Building, Excellent Location, Private Parking (25855905)

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## Industrial

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### Buildings

Record	Address	Description / Comments
3	74 Willmott Street, Lucas Point Business & Industrial Park	FOR LEASE: 69,000 sq. ft. building with 30,000 sq. ft. available on north end of warehouse. 25' ceilings, 4 truck level doors, 1 ground level door, 1 drive-in. Parking for 80 cars with room for expansion. Warehouse contains change rooms / locker rooms washrooms, shipping office and several utility rooms.
34	701 Brook Road North	FOR LEASE: Industrial & Office Space To Lease 5,000 To 80,000 Ft2. Landlord Will Modify Space To Your Needs. 3 Mins To Hwy 401 & 3 Mins To Downtown Cobourg. Situated On Truck Route. Industrial Space Includes 5 Dock Level Doors W/Levelers ,3 Ground Level Doors, 600 Volt 3 Phase Power & High Bay Lighting. Paved Parking For Cars W/A Huge Yard For Parking Trucks. Office Space Up To 12,000 Ft2 Owner Will Completely Renovate To Suit. Great Building W/A Multitude Of Uses.**** EXTRAS **** This Owner Is Very Serious About Growth And Improvement Of Both The Town Of Cobourg And This Property. Offices And Warehouse Will Be Modified As Required To The Highest Standard To Suit Incoming Tenants
251.1	472 Ontario Street	FOR SALE/LEASE: Excellent 9,000 (approx) sq. ft. solid building in great condition plus surrounding fenced shipping yard & land for sale. Perfect for agri/food package or prep business. ISO walls, drainage, 3-phase +++ power. Large truck shipping & receiving area, loading doors, large fenced truck/warehouse yard. Room to expand or add buildings.

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5	Willmott Street, Lucas Point Business & Industrial Park	FOR SALE/BUILD TO SUIT: A total of 49 acres remains of this 175.79 acre prestige industrial park that sits on the shore of Lake Ontario. Zoned Light Industrial, the fully serviced lots ranging in size from 1 to 25 acres. Price is negotiable with zero development charges.
17.1	740 Division Street, Northam Industrial Park	BUILD-TO-SUIT: 2 to 4 acres in a premier ranked industrial park ready to build and lease back to the right tenant. Several build-to-suit options up to a 169,000 sq. ft. building. Rail spur adjacent to property and plenty of accessible power.
26.1	569 D'Arcy Street	FOR SALE/BUILD-TO-SUIT: 20 acres of General Industrial Zoned vacant land immediately west of Limpact International on north side of railroad tracks. Vendor will build a building to suit your needs and lease back or sell property.
35	190 Normar Road	FOR SALE: 21.39 acres of prime level industrial property. Corner lot on the south side of King Street and the west side of Normar Road in east end Cobourg. Zoning is Light Industrial with an Environmental Constraint.
47.6	520 William Street	FOR SALE: 37.65 acres of land zoned general industrial adjacent to former Kraft Food Company facility just 2 km from major Highway 401 access.
68.1	210 Willmott Street, Lucas Point Business & Industrial Park	BUILD-TO-SUIT: Vacant land ready to build a proposed 41,000 sq. ft. building in prestigious business and industrial park in close proximity to Lake Ontario. The land is located on the south west corner of an existing industrial/commercial mix building. The building may be designed for four or five tenants but only divided if necessary. Interior may be customized to suit tenants. Ceiling heights are somewhat flexible but could be between 18 and 24 feet clear. The exterior will be in keeping with existing adjacent building.

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## Industrial/Commercial

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Record	Address	Description / Comments
17.9	740 Division, Unit 30, Building 18 Northam Industrial Park	FOR LEASE: 10,000 sq. ft. of commercial/institutional space on second floor only. Ceiling height 10". Main floor has 1,000 sq. ft. remaining.

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39	Highway #401/DePalma Drive	LAND FOR SALE OR BUILD-TO-SUIT & LEASE BACK: Approximately 40 acres of cleared & leveled land for sale. Business Park zoning offers a variety of options. This property is adjacent to high volume commercial businesses including Wal-Mart and Home Depot. With Highway #401 exposure, this site is located on the south side of the highway at the western terminus of DePalma Drive.
279	0 Elgin Street E	FOR SALE: Prime 1.87 Acres Lots For Sale, Excellent Development Opportunity. Be Part Of The Fast Growing Area Of Cobourg Business Community And Join Neighbours Like Tim Horton, Dairy Queens,.....Etc. Zoning Will Permit Many Uses. Arterial Road(S/E Corner Of Division St & Elgin St).Close Proximity To Hwy 401.

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## Business For Sale

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75	53 & 55 Albert Street	BUILDING/BUSINESS FOR SALE: 3000 sq. ft. retail establishment. Located in downtown core close to Harbour and Municipal offices. Popular Bakery With Large Income And Room For Continued Growth. Wood Fired Oven Bakes Exceptional Line Of Breads And Other Baked Goods As Well As Other Specially Fine Foods. Expanding Rapidly Into The Prepared Foods And Healthy Local Food. This Is One Of Cobourg's Feature Attractions. An Integral Part Of A Growing Community Next To Lcbo In Downtown By The Harbour. Make A Lot Of Money In A Short Time With Minimal Risk.

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Record	Address	Description / Comments
45	134 King Street West	BUSINESS FOR SALE: Award winning and very successful business in operation for about 45 years. Walking distance to the marina, the beach and all the condos in that beautiful part of Cobourg by the lake. Across the street from the police station and next to Shoppers Drug Mart. Great outdoor patio and seating inside, very busy with delivery and take-out. Excellent opportunity for the right candidate, building is also listed for sale. Financing options could be discussed with the right down payment. Call to book your private showing.
173	93-95 King Street West	BUSINESS FOR SALE: Family restaurant for sale in downtown Cobourg. Busy location and a high traffic area with an established clientele. The same owner for the last five years, would like to retire. Licensed for 59 seats L.L.B.O, possibility of having patio with 35 additional seats. Do not miss this opportunity! Showings 9:00-11:00 am or 2:30-4:00 pm. Please do not go direct and do not speak to the employees or owner.
189.1	125 Densmore Road	BUSINESS FOR SALE: Largest taxi company in Northumberland County is For Sale. Price includes a prime 1.4 acre commercial property located at 401. Newly renovated. Building with an auto repair shop washing bay & dispatch room as well as 21 taxi licenses. Serving Cobourg and Port Hope, a fleet of 12 taxis.
252	79 King Street #89 AKA 89 King Street West	BUSINESS FOR SALE: Concept Day Spa/Salon geared to Della Diego Palma & Intercosmetics. 1 year new w/ growing clientele. Building & Spa Owner seeks owner-operator to buy this exciting business venture in a gorgeous, re-finished 2050 sq ft. Turnkey facility. Purchase Business (can lease to own) & Lease the beautiful turnkey space. Fully outfitted Spa Bldg w/ easy Gross "all-included" lease \$3995/mo. Features: 5 Treatment beds in 4 Rms (Facials, Massage, Waxing, Lashes/Brows) 1 Vichy Shower Massage Rm, 2 Steam rooms, 3 Showers, 3 Salon Chairs, 3 Makeup/Colour Stations, 2 Hair-Wash Stations, 4 Pedicure Chairs, 2 Nail Stations, Staff Rm. Expansion & Med Spa Potential (can rent treatment Rms.) 3 Entrances. Merchandise & Reception area. Change Rms. Lockers. Au courrant Interior décor, tile, pillars, exposed brick, parking. Storefront Window Main Street.
262.1	500 Division Street, Unit B5	BUSINESS FOR SALE: Oriental food 1,000 sq. ft. take-out restaurant. Great small business with an excellent big income. 8 year lease is remaining. Newly & professionally renovated with \$180,000 worth of kitchen and improvement. .
273	14 University Avenue East	BUSINESS FOR SALE: Own a piece of history with the Woodlawn Inn. This 20 suite, boutique hotel located in Cobourg has been a family owned and operated business since 1989. Pride of ownership is evident throughout this well-maintained facility. The property is accompanied by a fine dining restaurant which has a 125 person capacity and a great selection of wines. Property also features a bar and lounge area. The inn is a popular setting for weddings in northumberland county.

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Net, net, net indicates tenant pays heat, hydro, water taxes

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### Town Of Cobourg Inventory Of Available Land And Buildings

For details on any properties contact the Cobourg Economic Development

739 D'Arcy Street

Cobourg, Ontario K9A 0H6

Phone 905-372-5481 Toll Free: 1-888-764-6359

econdevcobourg.ca

investcobourg.ca

## Residential/Commercial Development

04-Nov-2019

### Land

Record	Address	Description / Comments
57	202 Second Street	FOR SALE: 1.17 acre zoned Main Central Commercial with draft plan residential multi-units approved. Shovel ready site for 34 unit town homes (possible 54 units). Overlooking Lake Ontario this vacant lot has multiple street frontage located in downtown Cobourg.

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## Office Space

04-Nov-2019

### Buildings

Record	Address	Description / Comments
70	316 King Street East	FOR LEASE: Up to 20,000 sq. ft. (various spaces) in a beautiful large modern professional office with views of picturesque Northumberland Hills. Includes turn key medical offices. Suitable for individual practitioners, groups or a variety of professionals such as dentist, chiropractor, physiotherapist, or other businesses such as a daycare. Will build to tenant's specifications.
276	409 Division Street	FOR SALE: First time in many years that this property has been available for purchase. Highly visible location on the corner of one of the main arteries in the Town of Cobourg. Approximately 1250 square feet of office space on the main level with 2 - 2pc baths, kitchen, and board room with presently 4 separate offices and a main entrance-reception area. Upstairs apartment unit is presently tenanted and is a 2 bedroom unit with separate heat and hydro and approximately 850 square feet. New metal roof on the upper part August 2018. Lower roof replaced June 2017. New office furnace October 2009.
278	21 King Street West, Unit 3	FOR SALE: An exceptionally priced Commercial Condo for 2400 sq. feet of completely usable space. Presently configured with Three (3) good sized offices each with French doors. Two Reception areas and a waiting lounge (with TV) plus a boardroom and huge open space. This property would make a terrific Call Center, or Real Estate Office, Insurance and/or Financial Planners Offices, Fitness Center or bring your own ideas. The area is tastefully decorated and would be a turnkey operation as most chattels are included. Annual taxes are reasonable as are the Condo fees. With a cash purchase or at today's low mortgage rates, this property could be OWNED for less than the cost of leasing the same sized space. At present there is a Tenant renting one office but more than 2200 sq. feet remain unoccupied. The present Tenant will remain if desired. Don't miss this opportunity to own your own Commercial entity.

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## Office Space

04-Nov-2019

### Building and Land

Record	Address	Description / Comments
283	386 Division Street N	FOR SALE: First time offered in 60 years, this well known downtown location is an excellent opportunity for you to locate your small business or expand your real estate portfolio. Well located with plenty of visibility on Division St, right across from St. Michael's church. All brick structure, front and back entrances, full basement. Gas heat, central air conditioning and plenty of parking at the rear of the building.

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## Residential/Commercial

04-Nov-2019

### Buildings

Record	Address	Description / Comments
211	7 & 9 King Street West	FOR SALE: PRIME COMMERCIAL BUILDINGS: 7 King St. - approximately 5,000 sq ft with an apartment above, including Bakery and Restaurant operating for 67 years. 9 King St. - approximately 800 sq ft with an apartment above rents for \$1,150.00 per month. Paved parking, 7-8 spots. Harbour to the south. Great opportunity for buyer/developer. Down Town Core -6000 Sq Ft Of Commercial Retail Space + 2 Apartments At The Intersection Of The 2 Main Arterial Streets Of Cobourg.. Amazing Location . Minutes Drive From 401 And A 2 Minutes Walk From Cobourg Beach And The New Condo Development.Ideal For Investors @ 6.7% Cap. With The Upside To Increase Rents . For The Right Self User/Entrepreneur, Unlimited Potential To Set Up Any Successful Business. 10,000+ Per Day Traffic Count(2013)

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## Residential/Commercial

04-Nov-2019

### Land

Record	Address	Description / Comments
78	96 Alice Street	FOR SALE: 7 acres of land for development. Former site of Canada Blue Tannery Building. The building was demolished in 2007. Zoning is General Industrial which allows a wide variety of uses.

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## Residential/Commercial

04-Nov-2019

### Building and Land

Record	Address	Description / Comments
181	164 Division Street South	FOR SALE: Over 4,500 sq. ft. - This structure is an empire replica and boasts incredible custom design and quality including stone, ironwork and British Columbia cedar shingles.

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