

**16-Oct-2023**      **11 SOMERVILLE BUILDING B RD, Kemptville, K0G 1J0**      **MLS® # 1364536**



<b>Dist/Neigh:</b> 801- Kemptville	<b>Status:</b> <b>Commercial Lease</b>
<b>Municipality:</b> North Grenville Twp	<b>Active/Office</b>
<b>Neigh Name:</b> North Grenville	<b>Lease Rate:</b> <b>\$3,000.00/Month</b>
<b>Lot Size/Acres:</b> 0' x 0'	<b>Original LR:</b> \$3,000.00/Month
<b>Irregular Lot:</b> Yes	<b>List Date:</b> 16-Oct-2023
<b>Fronting On:</b> South	<b>Trans Type:</b> Lease
<b>Zoning Code:</b> C3-13	<b>Lease (G/N):</b> Gross
<b>Possession:</b> Immediate	<b>Lease Term:</b> TBA
<b>Title:</b>	<b>Lease/Sub:</b> Sublease
<b>Board:</b> Ottawa	<b>First Refusal:</b> No
	<b>Occupancy:</b> Vacant
	<b>DOM:</b> 0
	<b>CDOM:</b> 0
<b>Seller(s):</b> 2615502 Ontario Inc	
<b>Recent:</b> <b>10/16/2023 : NEW</b>	

**DIRECTIONS/PUBLIC REMARKS**

**Directions:** From 416, Exit HWY 43, Head West, Building on corner of HWY 43 and Somerville Rd. South side of HWY 43.

**Public Remarks:** A fantastic opportunity to leave your mark on Kemptville's growing community and grow your business! This 921 square foot area is situated in the charming, rapidly expanding town of Kemptville, across from the soon-to-be Oxford Village community. Build your business while taking advantage of the unique opportunity to build your client base with traffic already coming in to visit both the existing pharmacy and doctor's office. This space is a blank canvas with plumbing, allowing you to customize it to your liking. It's perfect for a physio or massage therapist, with the potential for three to four rooms and a reception area. Check out the photos for possible fit-up options. Ample parking is available, and utilities are included. Don't miss out on this fantastic opportunity to make your mark on the growing Kemptville community!

**OFFICE INFORMATION**

<b>Lot Front Feet:</b> 0	<b>Lot Depth Feet:</b> 0	<b># of Acres:</b>	<b>Site Area Sqft:</b>
<b>Fronting On:</b> South			
<b>Power Phases:</b>	<b>Power # of Volts:</b>	<b>Power # of Amps:</b>	<b>Building Sqft:</b> 5,800
<b>Age Description:</b> New	<b>Year Built:</b> 2021	<b>Signage Allowed:</b> Yes	<b>Usable Sqft:</b>
<b>Clear Height:</b>	<b>Ceiling Height:</b>	<b>Total Parking:</b> 20	<b>Retail Sqft:</b> 0
<b># of Parking Sp:</b> 5	<b>Park Add Cost:</b> No		<b>Rentable Sqft:</b>
<b>Fire Retrofit:</b> N/A	<b>Tenancy Code:</b>		<b>Office Sqft:</b> 921
			<b>Other Sqft:</b>
			<b>Min Div Sqft:</b> 0
			<b>Max Contig Sqft:</b> 0
<b>Base Rate Inc:</b> Air Conditioning, Building Insurance, Common Area Hydro, Heat, Hydro, Insurance, Snow Removal			
<b>Add Rate Inc:</b> Not Available			

**FINANCIAL INFORMATION**

<b>Lease Rate:</b> \$3,000.00	<b>Lease Rate Per:</b> Month	<b>Length of Lease Terms:</b> TBA
<b>Lease Lse/Sub:</b> Sublease	<b>Lease Gross/Net:</b> Gross	
<b>Lease Expiry:</b>	<b>Lease Options Avail:</b> TBD	
<b>Subj To Escalation:</b> Yes	<b>Escalation Year:</b> 5	
<b>Escalation Desc:</b> Negotiable after lease term		

**TAX INFORMATION**

**Roll #:** 0719716040276400000      **PIN #:** 681240370

**REALTOR® INFORMATION**

**Rep Remarks:** Kemptville Health and Wellness Centre. Leasable space can only be entered through common clinic space. No separate entrance. Currently the clinic is on well and septic but building is soon to be on municipal services. (Approximately in the next yr). No laundry services (washer/dryer) will be permitted in the space. No dental, hearing or foot clinics please. Sublease is subject to landlords approval. Please respect clinic space when entering as patients may be on site. All showings must be booked through Showing Time and only during clinic hours. Mon-Thurs 9am-8pm, Fri 9am-12pm.

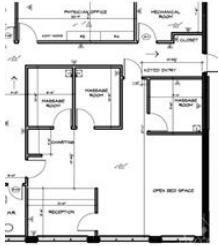
<b>Commission to SO:</b> 2500	<b>Contact After Expiry:</b> No	<b>Mere Posting:</b> No
<b>Commission Type:</b> \$	<b>Sellers Rights Reserved:</b> No	<b>Sign On Property:</b> Yes
<b>List Conditions:</b> Yes	<b>Lockbox:</b> None	<b>First Refusal:</b> No
<b>List Cond Remarks:</b> Sublease is continging on the landlord's approval		
<b>Opt In CREA DDF:</b> Yes	<b>Display Property Address:</b> Yes	<b>Distribute to Internet:</b> Yes

**BROKERAGE/OFFICE INFORMATION**

**List Office 1:** [ROYAL LEPAGE TEAM REALTY \(ROYT18\), Brokerage](#) / Ph: 613-258-1990 / Fax: 613-702-1804  
**List Rep 1:** [Diana Delisle \(DELISDI\)](#) - Salesperson / Direct: 613-290-5676  
**List Rep 1 Email:** [dianadelisle@royallepage.ca](mailto:dianadelisle@royallepage.ca)      **List Rep 1 Web:** <http://dianadelisle.com>

**CONDITIONAL/SOLD INFORMATION**

<b>Conditional LD:</b>	<b>Conditional LR:</b>	<b>Closing Date:</b>	<b>Final Date:</b>
<b>Leased Date:</b>	<b>Leased Price:</b>	<b>Sale Report Date:</b>	<b>Interboard:</b> No
<b>Expiry Date:</b> 10-Feb-2024		<b>Cancel Date:</b>	<b>Last Modified:</b> 16-Oct-2023



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