



287 N FRONT ST BELLEVILLE

- +/- 4,340 SF new-build standalone retail opportunity available in front of the Holiday Inn Hotel. Final Unit remaining is 1,361 SF plus patio.
- Located between Starbucks, Mucho Burrito & Arby's on North Front Street just south of Bell Boulevard in Belleville, Ontario, less than 1 km from the Quinte Mall on the primary arterial road exiting from Hwy 401.
- Neighboring retailers include FreshCo, Metro, Indigo, LCBO, Galaxy Cinemas, Canadian Tire, RBC, Dollarama, McDonald's, Healthy Planet, Wendy's, KFC / Taco Bell, Tokyo Smoke, Arby's, Domino's Pizza, Cob's Bread, Chuck's Roadhouse, A&W, Dollar Tree, Fabricland & countless more in this primary retail node within the trade area.
- Landlord seeking 3rd & final tenant to sign lease in advance of taking possession this Fall 2025 (October-November).
- Rental rates expected in the fifties \$PSF net range for a 10 year lease (with options to renew) at market rent to be negotiated.
- additional rent estimated to be approximately \$16 PSF
- Landlord offering total commission of 7% of the 1st year net rent + 3.5% of the net rent payable during Term.
- Commission to be split equally with any brokerage who co-operates on behalf of the Tenant.

**NOW UNDER
CONSTRUCTION**

**FINAL UNIT
REMAINING**



Dave Marino
Broker of Record



Marino Locations Limited, Brokerage

416-767-8865 x 236



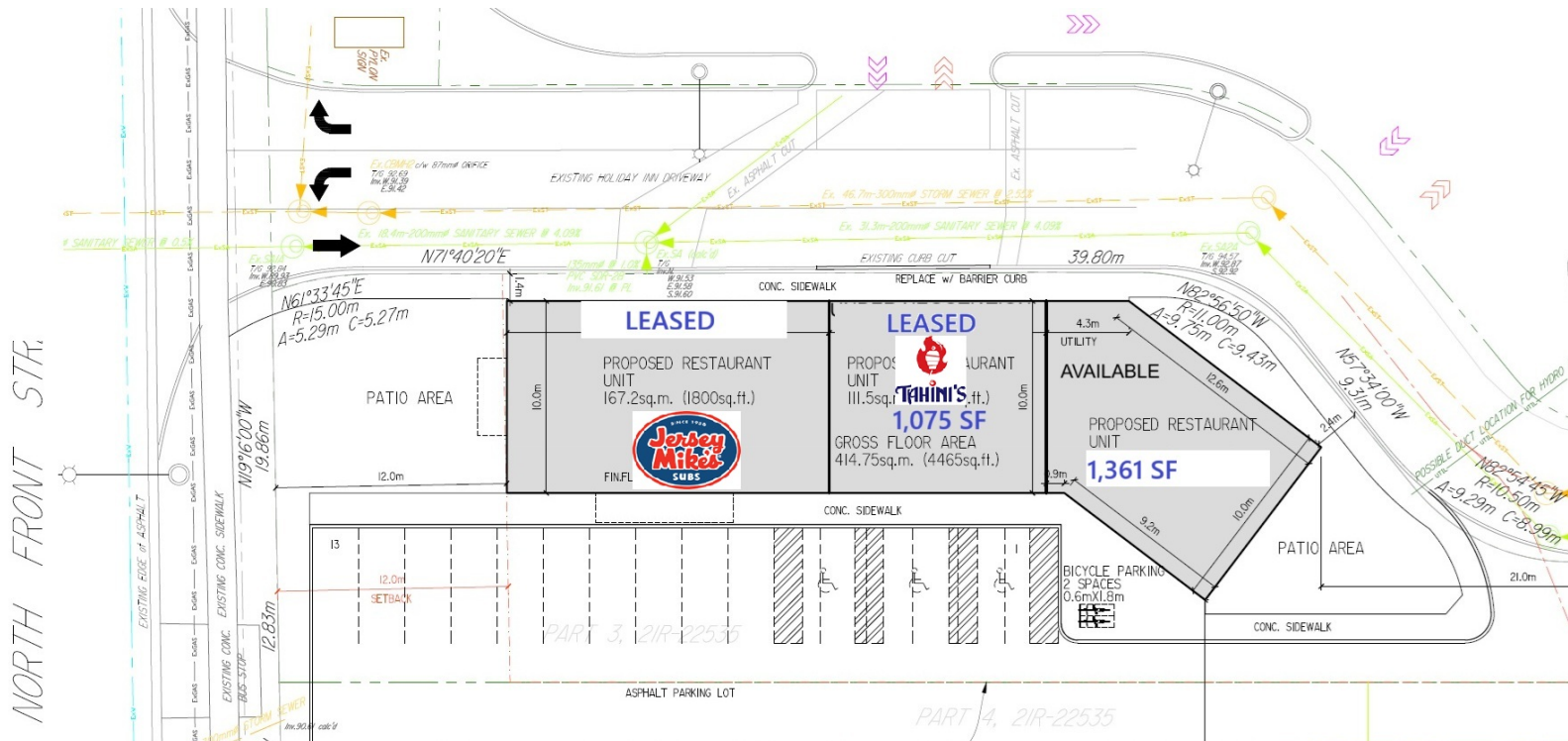
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