

# 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

03-Jul-2018

### Buildings

Record	Address	Description / Comments
14	101 King Street West	FOR SALE: Unique downtown core commercial/residential property with approximately 1,100 sq. ft. of commercial space on main floor with wheelchair access. Currently tenanted with lease expiry of May 2018. Upstairs has a beautiful 2 bedroom, 2 bath apartment with walkout to deck over looking landscape backyard. A rare find downtown. Rented water heater - gas, fire alarm system, flooring is a mix of carpet, ceramic, engineered hardwood and linoleum. Heated by natural gas with baseboard and hot water radiator heat.
16	9 Albert Street	FOR SALE: 1,500 sq. ft. combination of open space and offices. Sited in the heart of historic Cobourgs dynamic downtown, these properties are a short walk to Victoria Park, heritage harbour, marina and our renowned waterfront with its amazing sandy beach. Offering a multitude of uses, the astute investor/developer would be wise to add this offering to their portfolio of premier properties. Including 173 & 185 Division Street
18	247 Division Street	FOR LEASE: 950 sq. ft. of downtown commercial space. Recently painted. Backs onto municipal parking lot.
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, GoodLife Fitness and RainBow Cinemas.
28	448 D'Arcy Street	FOR SALE: Great investment property in Cobourg consisting of 6 apartments and 1 commercial unit on the main floor (former restaurant). Each apartment has 2 bedrooms with many updates and renovations. 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.

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

DISCLAIMER: This information has been obtained from sources believed reliable. Information for this database is supplied solely by The Town of Cobourg landowners, realtor and other third party sources. The Town of Cobourg Economic Development office makes no guarantee, warranty or representation that the information above is accurate. Potential investors are advised to conduct a careful, independent investigation of the property in order to determine whether the property can satisfy their investment needs. All figures are in Canadian dollars. Please note space measurements may be approximate.

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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.
60.5	975 Elgin Street West, Suite 2	FOR LEASE: 1,200 sq. ft. retail/office space available July 1, 2017. Located in a high-traffic plaza. Businesses close by include Rogers, UPS, Beachcomber, CAA, William Street Beer Co., Pizza Hut, M&M Food Market and Mission Thrift Store Cobourg.
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.
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.
85.2	900 Division Street, Unit 200	FOR LEASE: 2,015 sq. ft. prime retail/office space at the south east corner of Elgin and Division streets. Highly visible intersection on main gateway corridor from Hwy. #401. 20' store frontage. Business park zoning allows for a variety of uses.
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 Letseat 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.
101.5	79 King Street West, Units A, B, D & E	FOR SALE: Commercial storefronts for sale: Unit A - 1,100 sq ft (vacant); Unit B 1,200 sq ft (vacant); Unit D - 914 sq ft. (vacant)
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.
120.2	995 Elgin Street West, Unit #3	FOR LEASE: 1,031 sq. ft. commercial space. Located in a high-traffic plaza. Businesses close by include Rogers, UPS, Beachcomber, CAA, William Street Beer Co., Pizza Hut, M&M Food Market and Mission Thrift Store Cobourg. Available with 30 days notice.
122	10 King Street East	FOR LEASE: 676 sq. ft. office/retail space located in downtown Cobourg. Air conditioned. Electric heat. Close to beach, marina and many unique shops and restaurants.

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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.
132	97B & 99 King Street West	FOR LEASE: 6,000 sq. ft. street level commercial office or retail space. Immediate occupancy.
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.
187	18 King Street East	FOR LEASE: 450 sq. ft. of retail space located in downtown Cobourg on the north side of King Street East.
188	955 Elgin Street West, Unit 4B	FOR LEASE: New buildings just being completed, last unit approx. 1,200 sq. ft. retail/office space available July 1, 2017. Located at busiest intersection in Northumberland County. Great exposure in an established plaza with extensively landscaped property with plenty of free parking and close to Highway 401. Businesses close by include TNS, Rogers, UPS, Beachcomber, CAA, William Street Beer Co., Pizza Hut, M&M Food Market and Mission Thrift Store Cobourg.
192	711 Division Street	FOR LEASE: 2 practitioners' treatment rooms located in the House of Wellness Holistic Healing Centre. One 10' X 15' the other 10' X 10' with shared reception and waiting room. Partially furnished brightly lit rooms. Ample parking. Wi-Fi.
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	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.
211	9 King Street East	FOR LEASE: 1,200 sq. ft. of street level retail space located in downtown Cobourg. Main street exposure.
213	513 Division Street, Unit 3B	FOR LEASE: 1,116 sq. ft. of prime retail space on corner of high visibility plaza in the hub of Cobourg, walking distance to VIA station, downtown, beach, and harbour.
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.

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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.
235	743 William Street	FOR SALE: Approximately 2,300 sq.ft. commercial freestanding building for sale with parking and good exposure. Ideal for owner/user. Great investment opportunity, affordable price in a growing town like Cobourg. William Street is one of the main streets in town off the Burnham Street/401 East exit to Cobourg.
252.1	89 King Street West	FOR LEASE: 1,650 sq. ft. of prestigious heritage space fully restored. Beautifully Finished Commercial Spa/Salon Space! Storefront Merchandising & Reception Area. Vibrant Tourist District In Downtown Cobourg. Locate amidst boutiques, Marina, Beach, Park. 1Hr From Toronto. 1Km From Via Rail Station. Just 20 Mins To Bowmanville. Perfect for Spa or Hair/Esthetics Salon. So much opportunity!
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.
259	536 Division Street	FOR SALE: Prime high traffic retail/commercial location on main access to downtown from 401 at entrance to shopping mall. Vendor will consider leasing back for up to 2 years. Lot & building for sale only - NOT business & equipment.
261	429 William Street	FOR LEASE: 13,739 sq. ft. plus 5,400 sq. ft. storage building situated on a large 2.32 acre corner lot at the intersection of University Avenue and William Street. Ideal for occupant with high parking ratio requirement. Over 40+ parking spaces at the front of building with more available at the rear and side.
268	87 King Street West	FOR LEASE: 600 sq. ft. unit in downtown Cobourg. Walking distance to Victoria Hall, beach and Marina. Heating and cooling is forced air.
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.

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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.
117.2	1030 Division Street	FOR LEASE: .5 acre fenced compound for lease, zoned District Commercial. Outside storage with security cameras and lighting. Located in busy auto plaza and next to Subway and Petro Canada. Close to 401 exit.
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.
206	421 King Street East	FOR SALE: Development zoned property with a designation of mixed use corridor area. A tremendous commercial opportunities in Cobourg's east end. Lot is 170 X 105.20. This is the closest commercial outlet to the local high school Cobourg Collegiate Institute (CCI). Many possible uses in this highly populated and commercially underserved part of town. Natural gas heating. 2 overhead doors. Former automotive garage.

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### Building and Land

Record	Address	Description / Comments
101.3	79 King Street West, A	FOR SALE: 1,100 sq. ft. commercial condo building in a heritage commercial district. Prime commercial storefront. Large display windows.
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 Cobourgs 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.
168	12 Elgin Street East	Situated on a major east-west arterial road, this outstanding commercial structure complements the heritage aura of historic and dynamic Cobourg. Offering a singular investment opportunity, this commercial gem would be a superlative addition to the portfolio of the astute investor.

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## Industrial

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### Buildings

Record	Address	Description / Comments
3	74 Willmott Street, Lucas Point Business & Industrial Park	FOR SALE/LEASE: 69,000 sq. ft. building with 47,000 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. Opportunity for food company seeking shared use of dehydration, refrigeration and food washing equipment.
17.3	740 Division Street, Building 6, Centre & West, Northam Industrial Park	FOR LEASE: 31,509 sq. ft. of industrial space. 1 truck dock with interior access . Includes office space. Ceiling height is 21 feet.
243.1	711 Ontario Street	FOR LEASE: up to 40,000 sq. ft. of industrial space in 80,000 sq. ft. building with multiple options, square footage and configurations available. Air conditioning available in offices and part of manufacturing space with new heat/air conditioning roof top unit. 26' ceiling heights. Dock level loading doors, exterior lighting and ample power. Situated on Ontario's transportation corridor, 5 minutes to Hwy 401 with easy access to U.S. border crossings both east and west.
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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## Industrial

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### Land

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5	Willmott Street, Lucas Point Business & Industrial Park	FOR SALE/BUILD TO SUIT: A total of 58 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 Limpack 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.
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.
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.
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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## 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.
77.1	9 Elgin Street East, Unit 6	FOR LEASE: 13,000 sq. ft. of prime retail space on highly visible corner. Premise includes: <ul style="list-style-type: none"><li>- 3 dock level shipping and receiving doors 10' each</li><li>- employee washrooms and lunchroom</li><li>- private office</li><li>- air conditioned</li><li>- 25' ceilings</li><li>- HVAC heating</li><li>- partially carpeted</li><li>- plenty of parking</li></ul>

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## Business For Sale

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Record	Address	Description / Comments
2	66 King Street East	BUSINESS FOR SALE: 2,000 sq. ft. turn key antique market business for sale with present inventory of 15 vendors and hundreds of consignors. Active business with room for expansion online.
45	134 King Street West	BUILDING 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.
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.
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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## Residential/Commercial Development

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### 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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## Residential/Commercial Development

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### Building and Land

Record	Address	Description / Comments
203	12 King Street East	500 sq. ft. of office/retail space located in downtown Cobourg.

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## Office Space

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### Buildings

Record	Address	Description / Comments
60.7	975 Elgin Street, Suite 10, Victoria Place	FOR LEASE: 600 sq. ft. retail/office space available July 1, 2017. Located in a high-traffic plaza. Businesses close by include Rogers, UPS, Beachcomber, CAA, William Street Beer Co., Pizza Hut, M&M Food Market and Mission Thrift Store 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.

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