



For Sublease: Industrial

19 Chambers Street, Smith Falls, ON

4,027 SF industrial building for sublease in Smith Falls, ON

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19 Chambers Street, Smith Falls, ON



Size
4,027 SF



Zoning
DW - Downtown
Waterfront



Net Rent:
\$8.00 PSF

Additional Rent:
\$4.93 PSF



Available:
Immediate



Listing Agents
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*Sales Representative

Property Highlights:

- Commercial space offers a practical combination of retail, office, and storage areas to accommodate a range of business operations
- Previously occupied by Benson Auto Parts, the property is configured with customer-facing space at the front and warehouse/storage space toward the rear
- The main level features a private office and two washrooms, while the lower level provides valuable supplementary space. The basement includes a finished area with concrete flooring and loading dock access via an overhead door measuring approximately 10' x 8', as well as a separate unfinished storage section with a dirt floor. The basement benefits from approximately 11 feet of clear height, providing ample storage capacity
- The existing sublease extends until January 31, 2029, and tenants may have the opportunity to discuss a longer-term leasing arrangement directly with the property owner at the conclusion of the current term
- 1 hour and 15 minutes from Ottawa

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Amenities Map

Amenities

- 1 Rob Roy's Pub
- 2 The Lockmaster's Taphouse
- 3 Matty O'Shea Pub
- 4 BMO Bank of Montreal
- 5 Pizza Pizza
- 6 Milano's Pizzeria
- 7 TD Bank
- 8 Rexall
- 9 RBC Royal Bank
- 10 Subway
- 11 Burger King
- 12 Tim Hortons

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