



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

FOR LEASE
36 KING STREET
Brussels, ON



PRIME COMMERCIAL/RETAIL/OFFICE SPACE AVAILABLE

ASKING RENT

**\$15.75
PSF NET**

ADDITIONAL RENT

**\$4.50
PSF (EST.)**

AVAILABLE SPACE

**APPROX. 3,174
SF**

TYLER DESJARDINE

Sales Representative

519 438 5403

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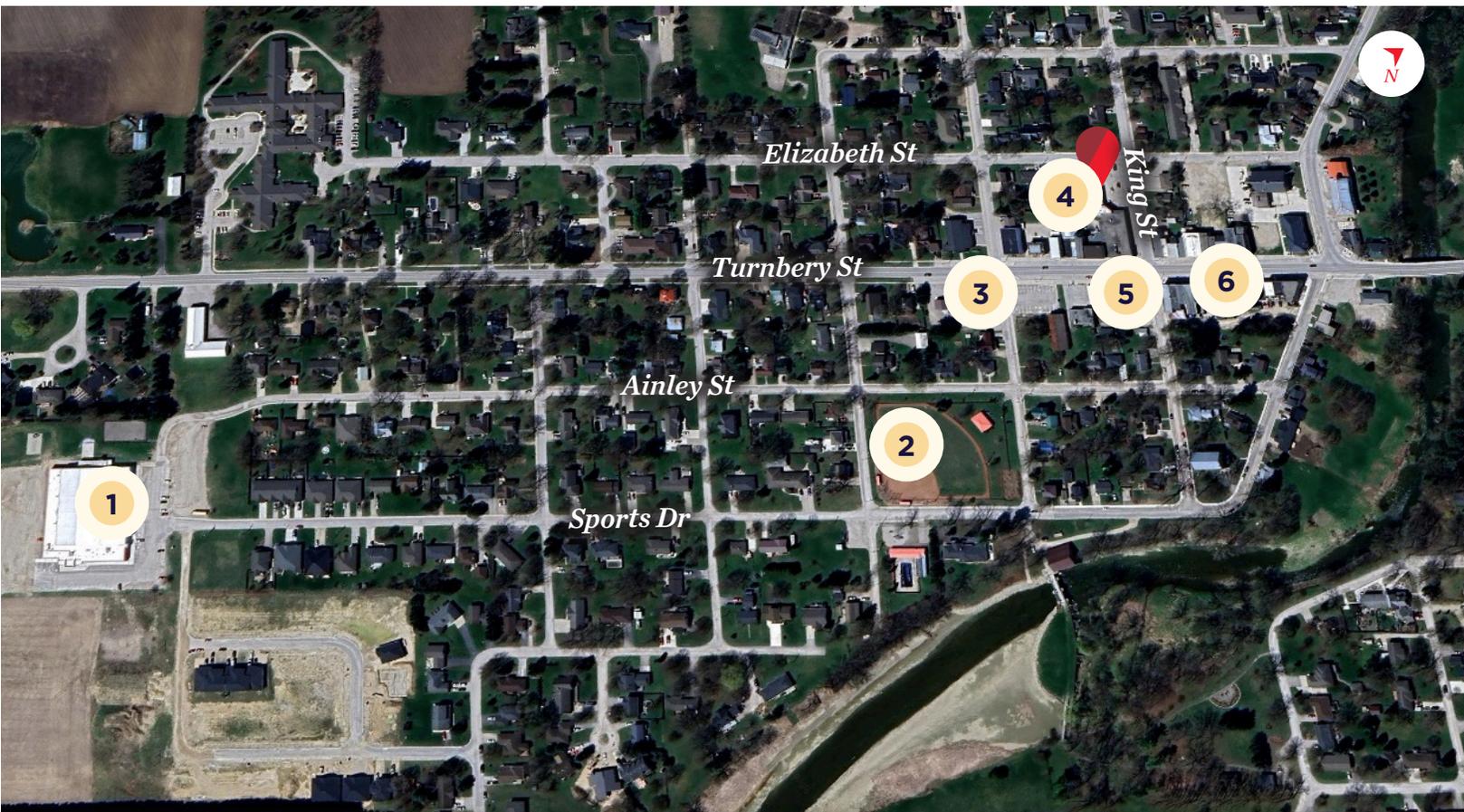
CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO
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ABOUT THE PROPERTY

Prime commercial/retail/office space available for lease in downtown Brussels, ON.

- **Tenant pays their own separately metered utilities**
- **Zoning:** C4 - allows for a broad range of uses, such as: art gallery, artist, dance, exercise or photographic studio, assembly hall, located to the rear or above a main commercial use, bake shop, bank or a financial institution etc.
- **Parking:** Plenty spaces available of on-site at the rear of the building
- **Former CIBC location**
- Well maintained building
- Space is available June 1, 2026
- The space is located beside a high traffic anchor grocery store - Foodland
- Property offers excellent visibility, convenient access, and good surrounding demographics, making it ideal for a wide range of businesses or uses



- | | | | |
|---|-------------------------|---|-------------------|
| 1 | BMG COMMUNITY CENTRE | 4 | FOODLAND |
| 2 | BRUSSELS BALL PARK | 5 | LCBO |
| 3 | DOLLAR HAVEN & DISCOUNT | 6 | BRUSSELS PHARMACY |

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