



240

College Street



Cobourg, Ontario





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Property Details



Space Available
10,223 SF



Gross Rent
\$35 PSF



Parking
12 Spaces



Listing Agents
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Cobourg, Ontario

Cobourg is a vibrant, heritage rich, waterfront town that was founded in 1798. Its picturesque waterfront and historic downtown lined with boutiques and cafes have made it renowned as a popular getaway destination. It is conveniently located directly off Highway 401, between Toronto and Kingston and is accessible by CN, CR, and VIA Rail services.

As the largest town in Northumberland County it boasts a strong and robust economy with an educated, skilled, and diversified workforce. Cobourg is home to over 900 businesses, including award winning companies, and has been awarded a top ten position in the Financial Post's annual ranking of top entrepreneurial cities in Canada.

Property Highlights

- Walking distance to Victoria Park and Cobourg Beach
- Located in a highly populated area with many households
- Excellent improvements suitable for daycare and school uses
- Big windows and natural light throughout
- Plenty of outdoor space
- Convenient drop-off area and on-site parking
- As-of-right zoning allows for expansion of school premises
- Long-term Lease available

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Local Demographic Highlights



Total Households
9,130



Total Population
20,519



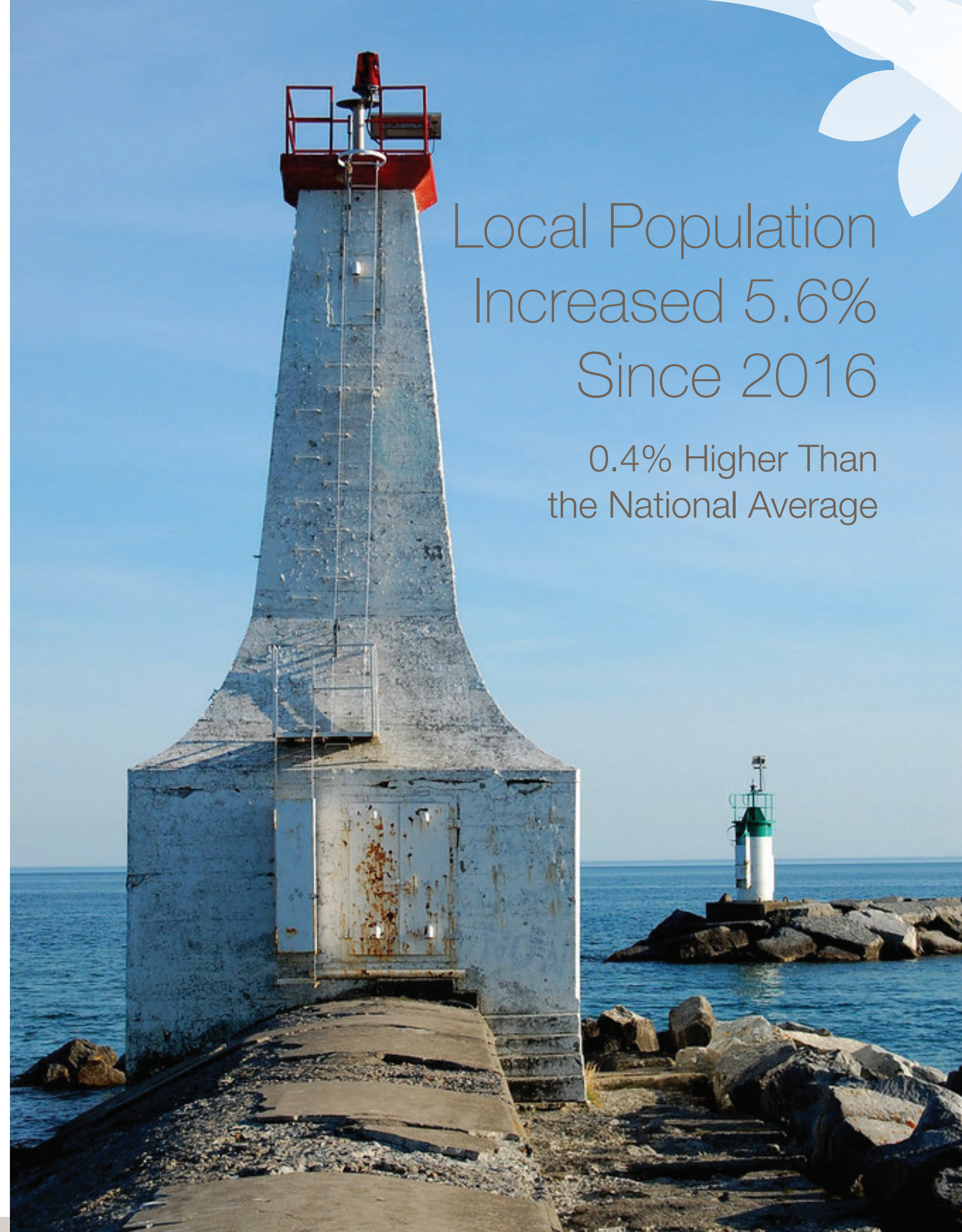
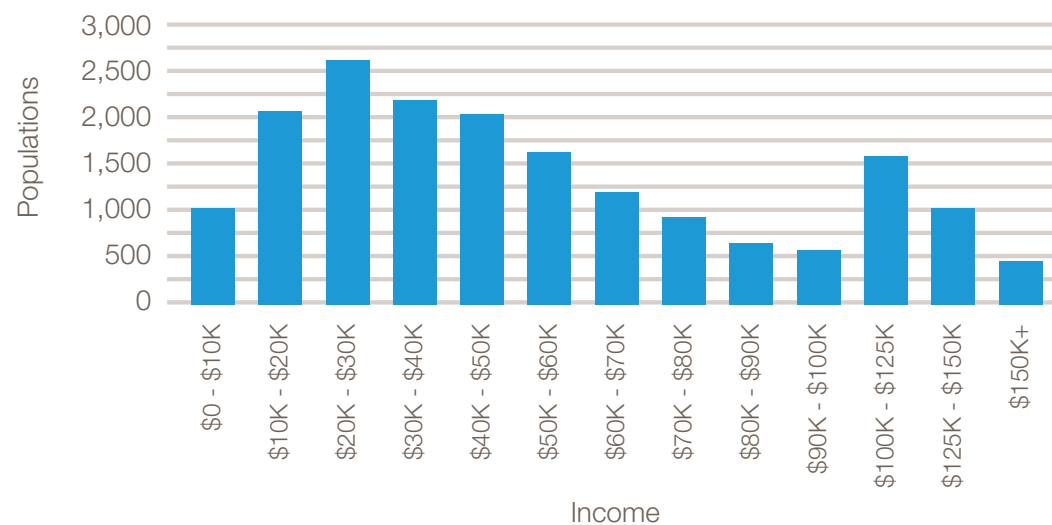
Education
45%



Median Age
54.8



Median Household Income
\$77,000



Local Population
Increased 5.6%
Since 2016

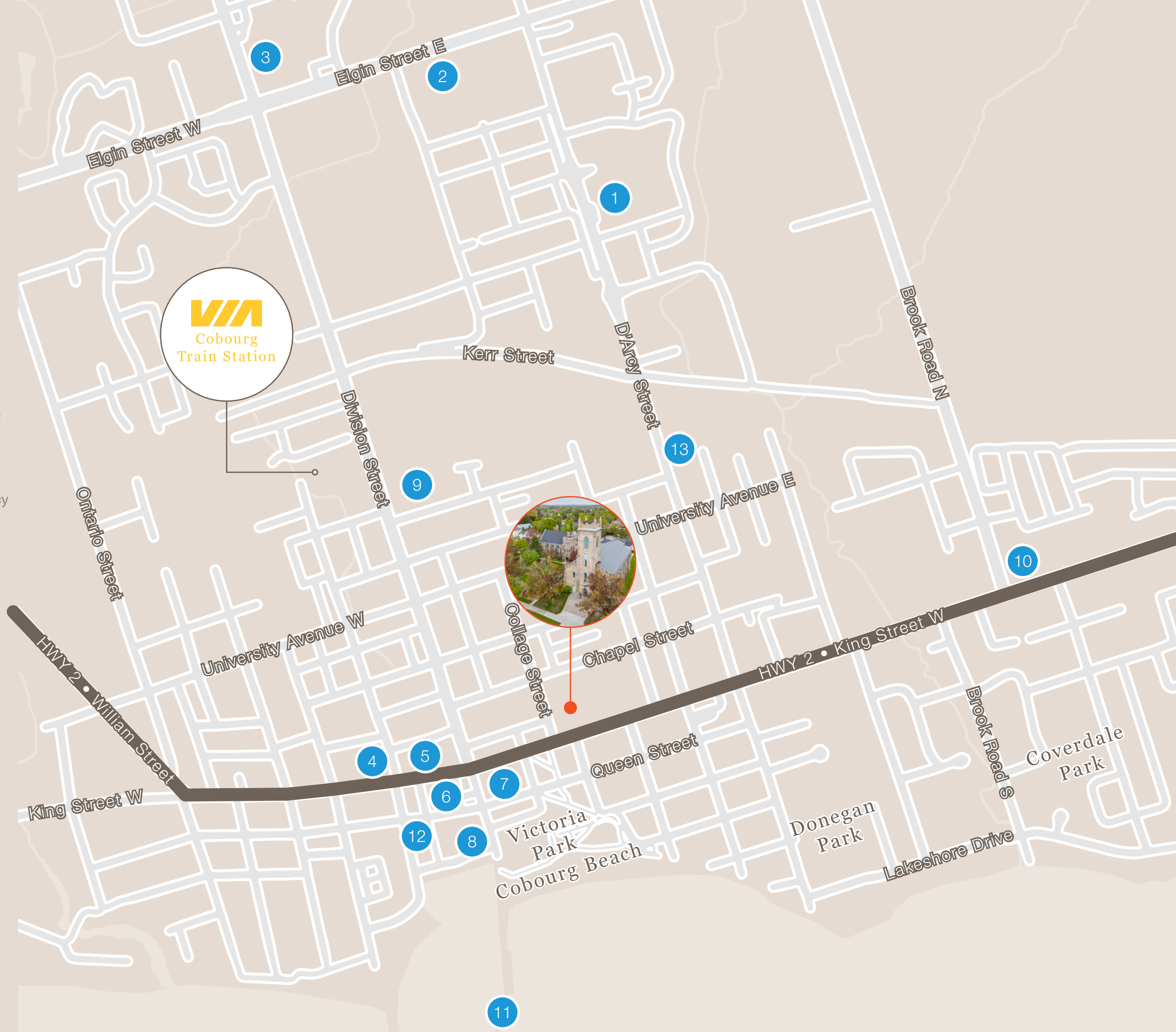
0.4% Higher Than
the National Average

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Amenities

- 1 Cobourg Community Centre
- 2 Lions Community Centre
- 3 Foodland, Tim Hortons
- 4 Scotiabank, Pizza Pizza, Mr Sub
- 5 RBC, BMO, The Buttermilk Cafe, Shoppers Drug Mart
- 6 TD, Lilies & The Dutch
- 7 The Ale House, Oasis Bar & Grill
- 8 Cucina Urbana Italian Kitchen & Wine Bar
- 9 David's NOFRILLS Cobourg, York Super IDA Pharmacy
- 10 Tim Hortons
- 11 Cobourg East Pierhead Lighthouse
- 12 LCBO
- 13 Tandoori Smoke

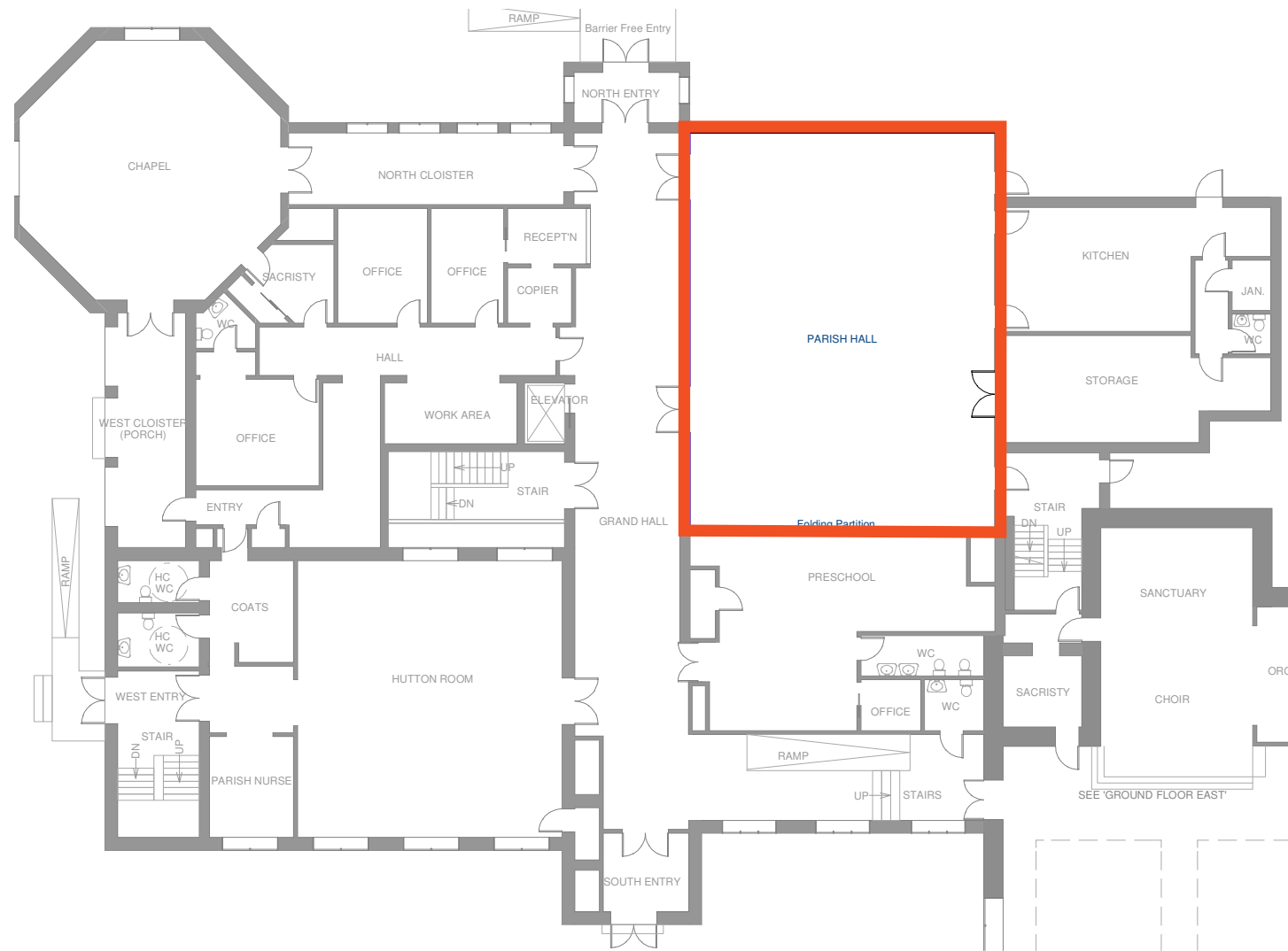


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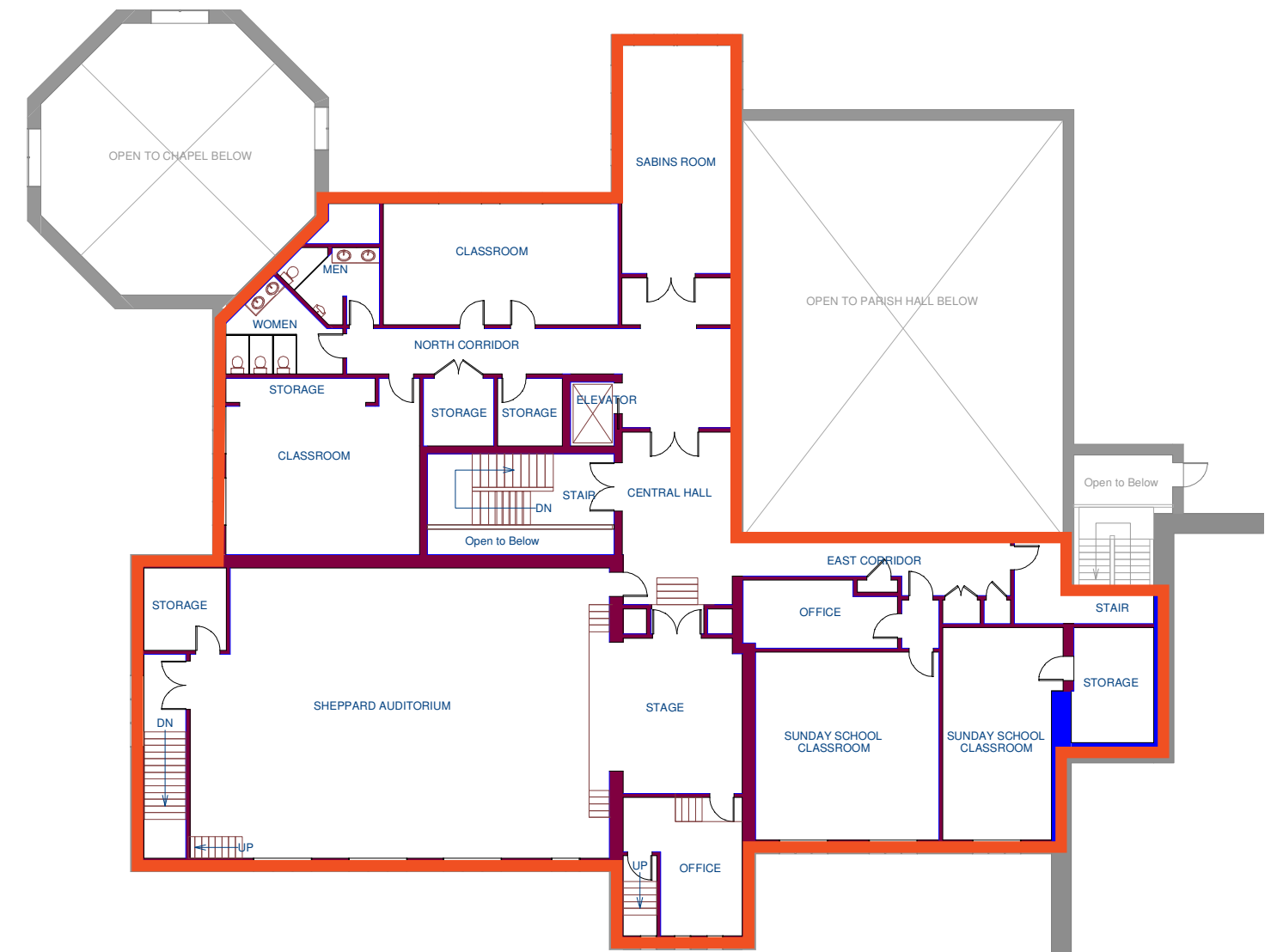
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Floor Plans

Ground Floor West: 2,192 SF



2nd Floor: 8,031 SF



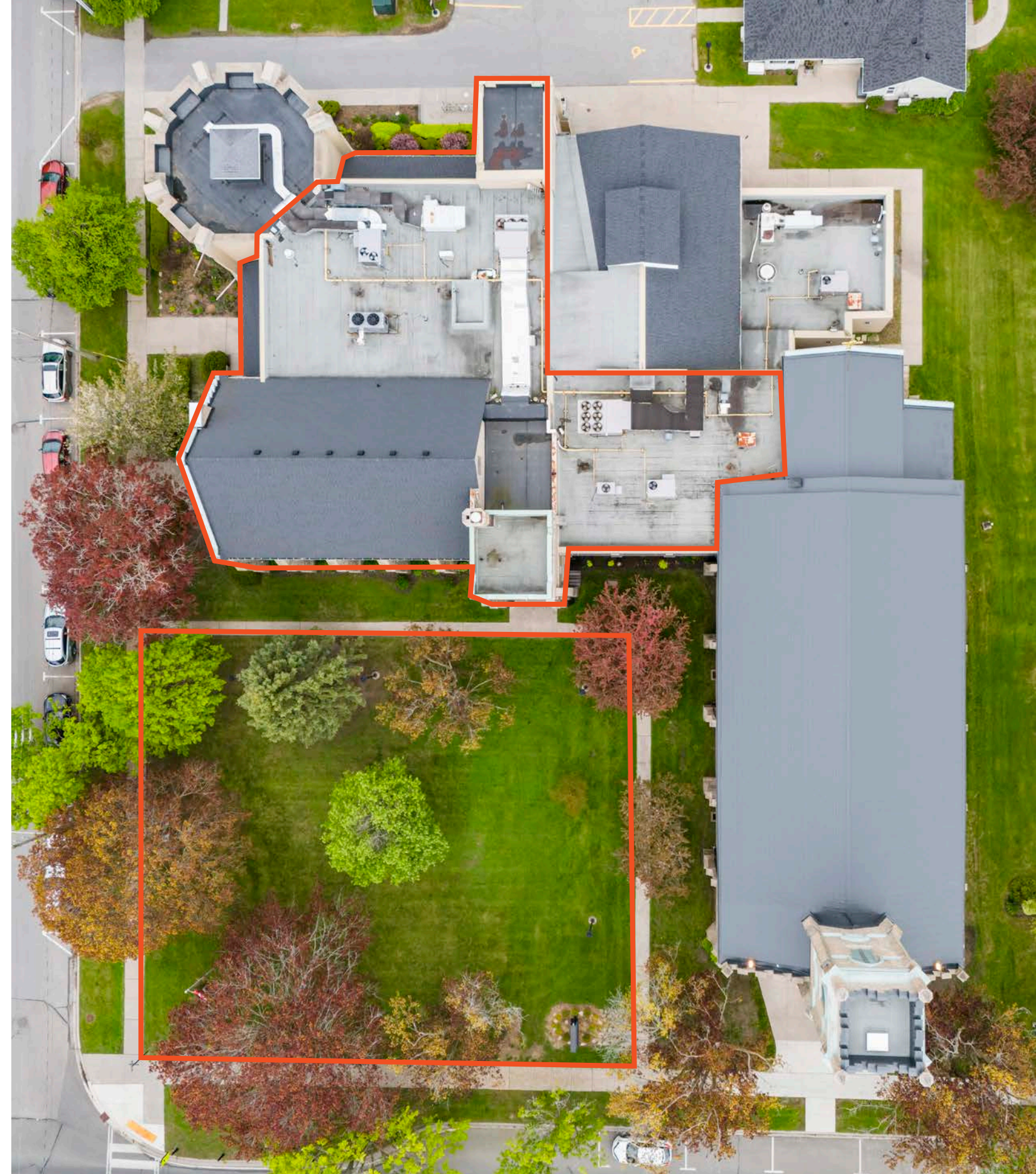
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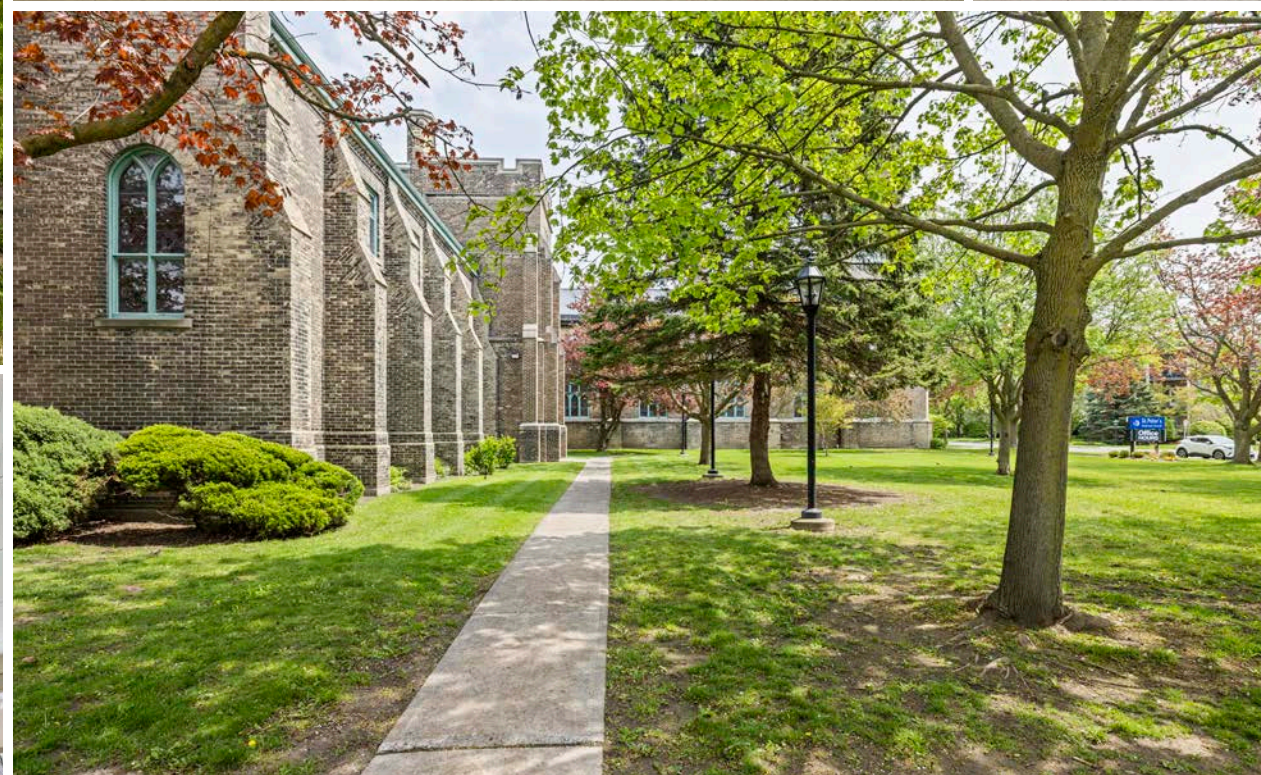
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Zoned I - Institutional

Permitted Uses

- college use;
- cultural use, including museum or art gallery;
- day nursery use;
- emergency care establishment use;
- government office use;
- group home use in accordance with the provisions of Section 5.22;
- library use;
- medical clinic;
- nursing home use;
- place of worship use;
- private club or meeting facility use for non-profit organization;
- public or private hospital use;
- public place of assembly use;
- public stadium use;
- public uses in accordance with the provisions of Section 5.3.2;
- recreation and community centre use;
- residential use for the aged or disabled operated by a government organization or place of worship;
- retirement home use;
- secondary school use;
- training facilities use for young offenders;
- water intake and filtration plant use and related business office and maintenance facilities for utility
- vehicles;
- wellness centre.





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