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When life changes, there can be a lot to manage. You don't need to know every step. **Just the first one.**

At Gordons Real Estate Brokerage, we help families, estate trustees, and professionals navigate life's major transitions with confidence. From real estate services to downsizing and estate settlement support, everything works together under one roof.

Since 1958, we've been the trusted partner people turn to when the details feel overwhelming. Our experienced realtors, project managers, downsizing specialists, and appraisers work together to ensure every project is managed professionally, efficiently, and with care.

Thank you for your interest in this property. If you have any questions, our team would be pleased to help.

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UNDER ONE ROOF.

PROPERTY INFORMATION

An excellent investment opportunity in the heart of downtown Picton. This fully tenanted, multi-unit commercial property offers long-term stability, government tenancy, and quality construction on a large, serviced lot with extensive parking. The building comprises 12,392 sq. ft. of total improved space, with 11,688 sq. ft. of interior leased area, including a 350 sq. ft. garage. The site spans 0.835 acres (36,373 sq. ft.) with approximately 77.88 feet of frontage along King Street.

Constructed in 1970 and substantially renovated in 1993, the structure is of concrete block and wood frame construction with an acrylic stucco and block exterior. The main flat roof system was replaced in 2020 with a TPO membrane. The property is serviced by full municipal infrastructure and zoned CG-6 – General Commercial with Special Provisions, allowing for a wide range of uses.

The building is fully occupied by three strong tenants, including Community Living Prince Edward and the Province of Ontario (Ministry of the Attorney General – Court Services). All units are separately metered for hydro, natural gas, and municipal water/sewer, and the building features a comprehensive fire alarm system and 3-phase 400-amp service. HVAC is provided by five high-efficiency rooftop gas units, with regular updates and maintenance.

A generous paved parking lot with 55 on-site stalls supports tenant and visitor needs, with assigned spaces for tenants and additional unallocated parking. Additional metered and free parking is located nearby.

Priced to reflect a 6.6% capitalization rate, this is a turnkey investment in a growing community with strong municipal, institutional, and commercial infrastructure. Located close to the Picton Harbourfront redevelopment, the Royal Hotel, and the Edward condominium complex, the property is well positioned for long-term value.

An NDA is required to receive copies of financials and leases. No indoor showings will be allowed until an offer has been accepted, conditional upon viewing the property.

PROPERTY DETAILS

ADDRESS: 67 King Street, Picton ON, K0K 2T0
TYPE: Commercial
LEGAL DESCRIPTION: LT 308-309 PL 24 PICTON; PT LT 307, 310-312, 318 PL 24 PICTON PT 1-4 47R244; PRINCE EDWARD

NOI:	$151,570 in 2025
Lease Term Unit 1 & 3:	October 31, 2032 with extension at market rent
Lease Term Unit 2:	October 31, 2028 with 2 further 5 year extensions at market rent
Site Area:	0.835 acres (36,373 sq. ft.)
Gross Building Area:	12,392 sq. ft.
Interior Leased Area:	11,688 sq. ft.
Tenants:	Community Living Prince Edward, Province of Ontario (Court)
Zoning:	CG-6 – General Commercial with Special Provisions
Roll:	135002002513300
PIN:	550610172
Parking:	55 paved spaces (26 designated to Community Living, 5 to the Courts, 24 unassigned)
Official Plan Designation:	Urban Centre
Frontage:	77.88 ft on King Street
Depth:	Approx. 269.49 ft (irregular shape)
Topography:	Gradual uphill slope northward from King Street
Services:	Full municipal services (water, sanitary, and storm sewer)
Surroundings:	Predominantly residential, with institutional and commercial neighbours including Benson Hall, Royal Hotel, and the Picton Harbourfront redevelopment

PROPERTY DETAILS *continued*

Green Space:	At north end of the site
Site Coverage:	Approximately 26%
No easements / rights-of-way:	On title per Teranet and survey
Chattels included:	None
Fixtures excluded:	Tenant belongings
Rentals:	None
Suggested deposit:	$200,000
Suggested closing:	Flexible
Construction:	Concrete with steel studs. Wood frame only at the entrance to commercial unit # 1
Foundation:	Poured concrete
Exterior:	Acrylic stucco and exposed block
Roof:	TPO flat roofing (2020) + 15-year-old asphalt shingle section
Windows:	Vinyl sash, double-glazed Low-E (circa 1993)
Doors:	Aluminum clad, some with auto openers
HVAC:	Five roof-mounted gas units (2 from 1993, 1 from 2003, 1 from 2016, 1 from 2024)
Electrical:	3-phase, 400-amp main service, 4 meters
Plumbing:	Copper, ABS drains, electric hot water tanks in all units
Fire Protection:	Full fire alarm system with main panel in Unit 2
Elevator:	Commercial Unit 1 (tenant-maintained)

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- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour

PROPERTY DETAILS *continued*

Unit 1 – Community Living Prince Edward

- Main Floor: 3,696 sq. ft. | Second Floor: 2,900 sq. ft.
- Total GFA: 6,596 sq. ft.
- Layout: Reception, admin, conference rooms, boardroom, multiple offices, kitchenette, 3 half washrooms
- Second floor includes 12 private offices, 2 washrooms, IT room, kitchenette

Unit 2 – Province of Ontario (Court Services)

- Ground Floor: 4,617 sq. ft. + Garage: 350 sq. ft.
- Total GFA: 4,967 sq. ft.
- Layout: Courtroom, judge's chambers, secure holding cells (3), consulting rooms, administration, 2 main washrooms + 2 half washrooms + private washroom in chambers
- Features: Reinforced concrete walls in cells, sound-dampening panels in courtroom, kitchenette/staff room

Unit 3 – Community Living Prince Edward

- Total GFA: 829 sq. ft.
- Layout: Admin area, 3 offices, kitchenette, 2pc washroom

Interior Finishes

- Walls/Ceilings: Painted gypsum board, suspended tile ceilings (sound panels in courtroom)
- Floors: Mix of treated concrete, ceramic tile, carpet, laminate, and vinyl
- Ceiling Heights: ~14 ft; courtroom ~16 ft
- Millwork: MDF cabinetry, laminate counters in kitchenettes; steel-clad security doors in Unit 2, millwork in Unit 2 is all solid wood.

One team.
Every detail.



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