



PRIME DEVELOPMENT OPPORTUNITY

MCNEELY AVENUE LAND

:: CARLETON PLACE | ON



PROPERTY DETAILS

SITE AREA:	13 acres
ZONING:	6.4 - Highway Commercial
PIN:	Part of PIN 051140076
LEGAL DESCRIPTION:	Part Lots 15 and 16 Concession 11 Beckwith Township
PRICE:	\$4,225,000.00 (\$325,000.00 per acre)

HIGHLIGHTS

- :: Excellent opportunity to acquire 13 acres of multi use lands in growing commercial node in the Town of Carleton Place
- :: Excellent frontage along McNeely Avenue, north of Highway 7 and includes an existing signalized intersection
- :: Zoned Highway Commercial, most retail and commercial uses permitted
- :: Carleton Place is a fast growing community west of Ottawa with many residents commuting to Kanata (10 minutes drive) and Ottawa
- :: Subject lands are located adjacent to Walmart and Smart Centres development
- :: Municipal services to lot line



CBRE LIMITED
REAL ESTATE BROKERAGE
T: 613.782.2266
F: 613.782.2296

ERIK FALARDEAU*
VICE PRESIDENT
613.788.3791
ERIK.FALARDEAU@CBRE.COM

NICO ZENTIL*
ASSOCIATE VICE PRESIDENT
613.788.2708
NICO.ZENTIL@CBRE.COM

LAND SERVICES GROUP
OTTAWA

*SALES REPRESENTATIVE



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ZONING - 6.4 HIGHWAY COMMERCIAL

Permits the following uses:

- Animal Care
- Animal Clinic
- Assembly Hall
- Automobile Body Shop
- Automobile Care
- Automobile Sales & Service
- Automobile Service Station
- Automobile Rental
- Establishment
- Automobile Washing
- Establishment
- Bank
- Business Office
- Building Supply Store
- Catalogue Store
- Cinema
- Club Commercial or Private
- Commercial Sports and Recreational Establishment
- Commercial Storage
- Contractor's or Tradesman Establishment
- Convenience Store
- Custom Workshop
- Drug Store
- Dry Cleaning Outlet
- Equipment Rental
- Establishment
- Garden Centre
- Hotel
- Laundromat
- Miniature Golf Course
- Motel
- Pet Shop
- Public Market
- Public Use
- Office
- Personal Service Shop
- Pharmacy
- Place of Entertainment
- Place of Recreation
- Private School
- Recreational Vehicle Sales and Storage
- Recreational Commercial Establishment
- Restaurant
- Retail Store
- Retail Propane/Compressed Natural Gas Transfer and Handling Facility
- Take-out Restaurant
- Service or Repair Establishment
- Shopping Centre
- Studio
- Veterinary Establishment
- Warehouse
- Wholesale Establishment

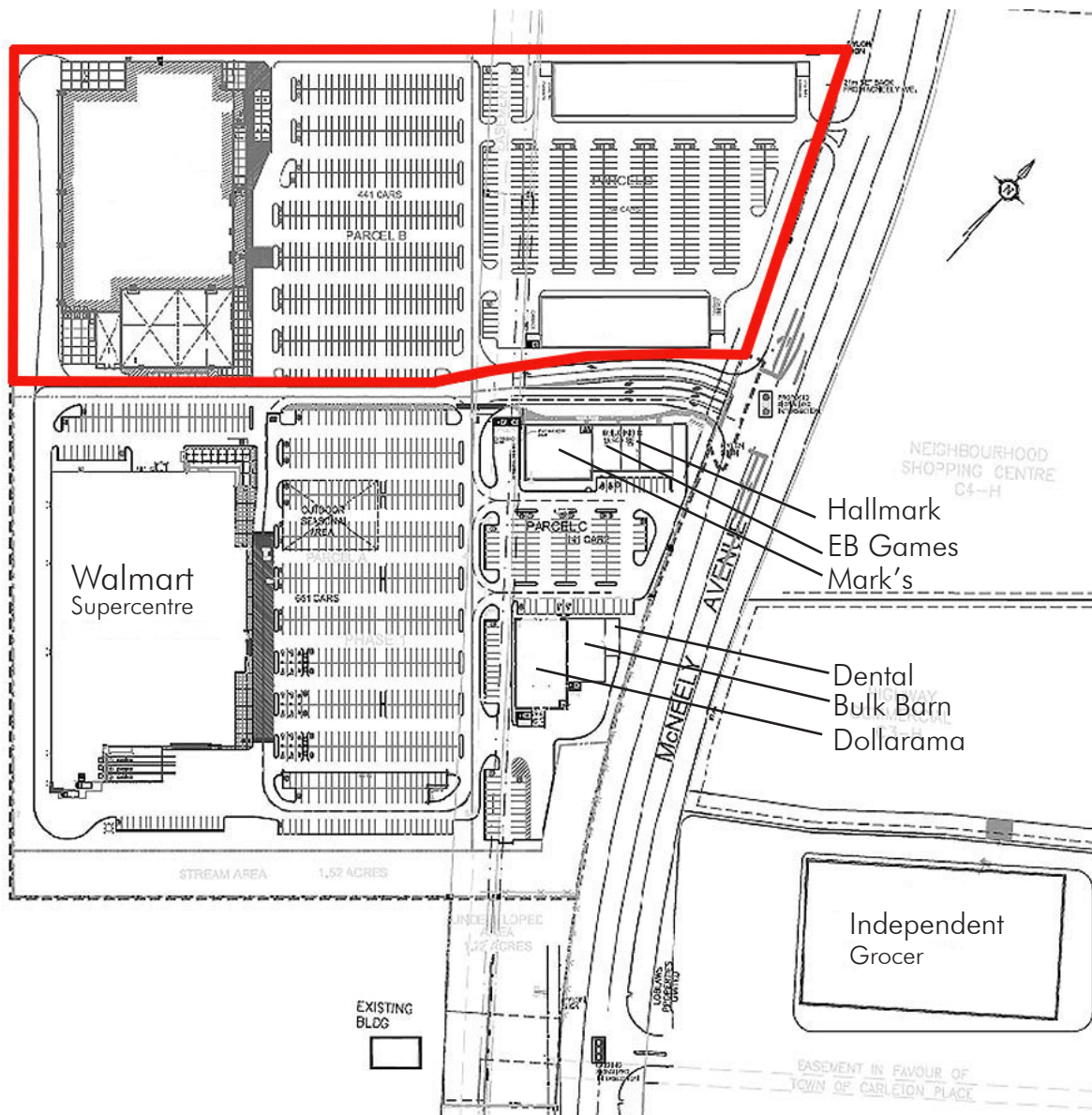




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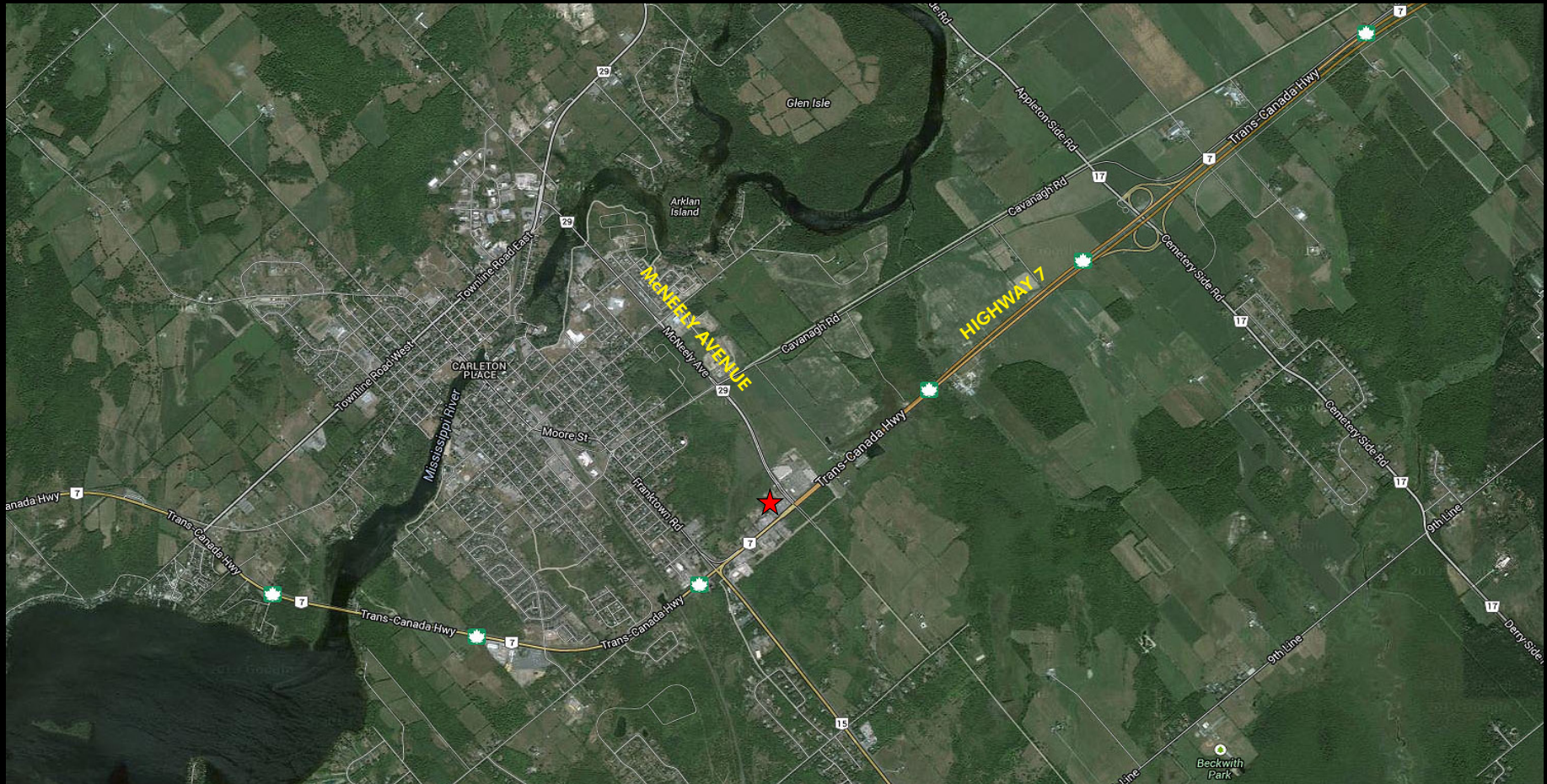




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CBRE Limited | Real Estate Brokerage | 333 Preston Street | 7th Floor | Ottawa, ON | K1S 5N4

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