

DEVELOPMENT OPPORTUNITY



LAND FOR SALE | KEMPTVILLE, ON

CBRE Limited has been retained to arrange the sale of land on Rideau River Road at Highway 43 in the Town of North Grenville (the "Property"). The Property consists of approximately 15 acres of development land that is site plan approved for low density residential as well as commercial. The Property is situated along the west side of Rideau River Road just north of Highway 43, in the growing community of Kemptville, Ontario.

Asking Price: \$2,600,000.00

Land Size: 13.6 acres residential
1.2 acres commercial
14.8 acres total

Status: The Property currently has a draft subdivision plan approved.

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CBRE



LAND FOR SALE

RIDEAU RIVER ROAD @ HWY 43

NORTH GRENVILLE, ON

HIGHLIGHTS:

- Kemptville is one of Ontario's fastest growing communities
- The Property is in walking distance to Kemptville Colonnade Power Centre - 350,000 sq. ft. (Anchored by a National Retailer, Canadian Tire, LCBO and Mark's Work Wearhouse)
- The Property has great access and is in close proximity to Highway 416
- The Property is in close proximity to a planned 30 acre business park, anchored by Grenville Mutual Insurance and future location of Tallman Truck Centre
- Only 45 minutes south of Downtown Ottawa

LEGAL DESCRIPTION:

PT LT 29 CON 2 OXFORD PT 1, 15R7041; NORTH GRENVILLE

PIN:

681300239

ROLL NUMBER:

0719716040179020000



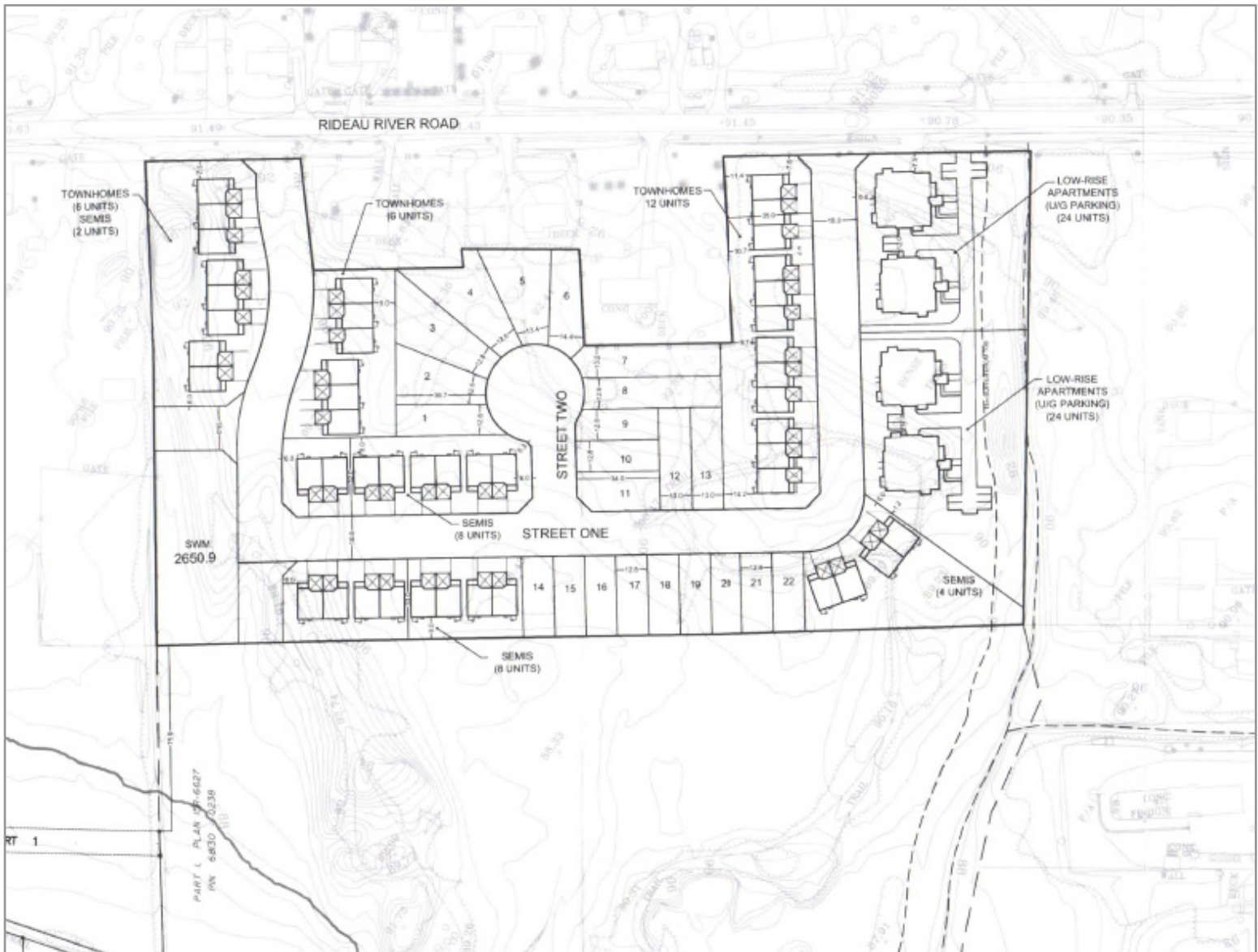
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SITE PLAN

- Plan for subdivision of 116 residential units
 - > 22 singles
 - > 24 townhomes
 - > 22 semis
 - > 48 apartments
- Can be modified to include mix of medium or low density residential

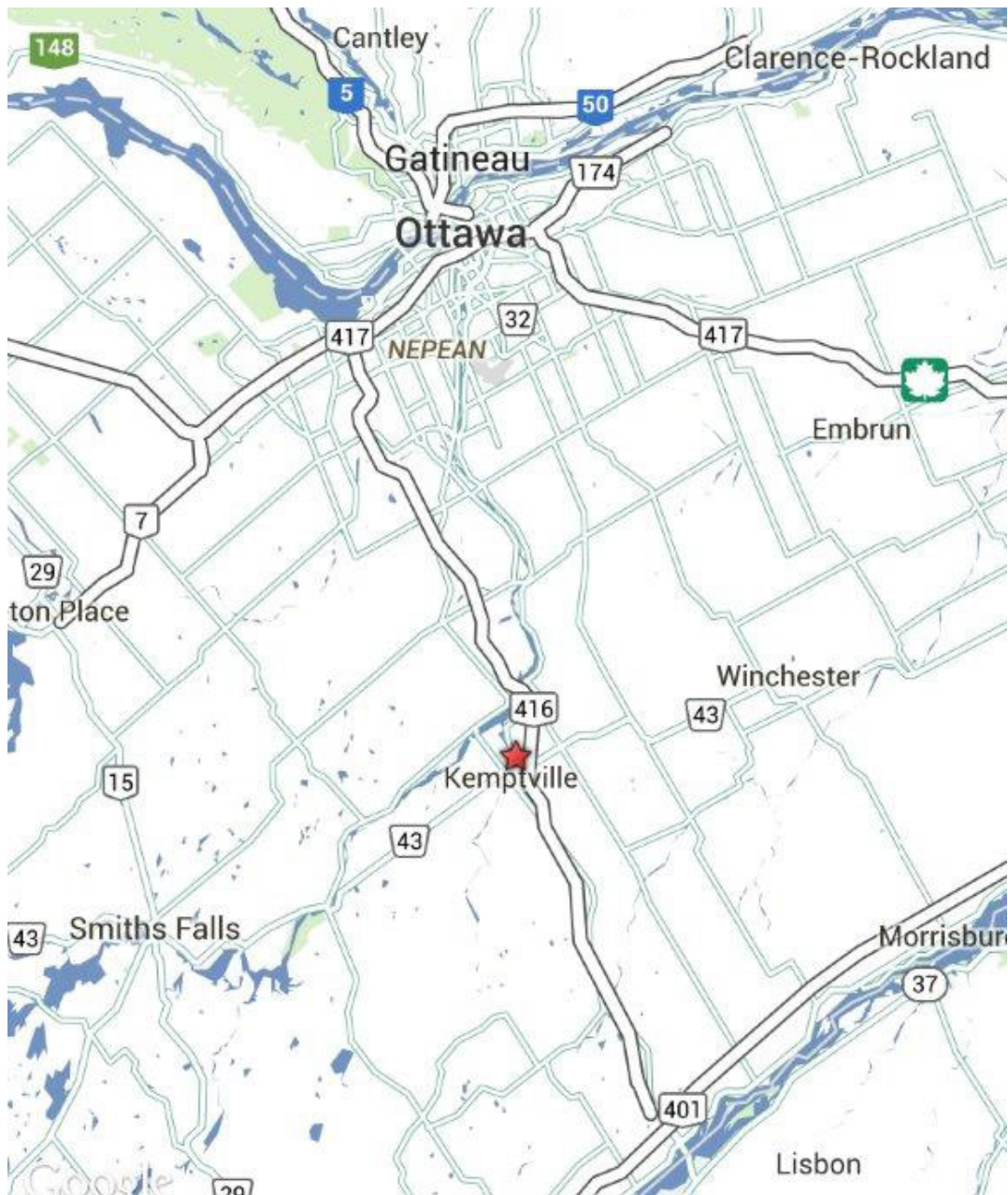




LAND FOR SALE RIDEAU RIVER ROAD @ HWY 43

NORTH GRENVILLE, ON

MAP



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

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