

RENFREW, ONTARIO

EIGHTH STREET

SEVENTH STREET

0 Seventh Street

LAND FOR SALE | 4,887 sq. ft. | \$97,500



Renfrew

CBRE

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Property Overview

CBRE Limited, on behalf of The Corporation of the Town of Renfrew (the “Town”), is pleased to offer for sale a vacant residential lot located on Seventh Street in the Town of Renfrew (the “Property”).

Situated within an established residential neighbourhood, the Property offers an opportunity for residential construction in a built-up area of the community. Surrounded by existing low-density housing, the Property benefits from convenient access to schools, parks, healthcare facilities, downtown amenities, and Highway 17, providing future residents with access to a wide range of local services and amenities.

Zoned Residential One (R1), the Property permits residential uses consistent with the surrounding area and presents an opportunity for builders, developers, and end users seeking residential land within the Town of Renfrew.



ADDRESS	O Seventh Street, Renfrew
PIN	572890038
TOTAL AREA	4,887 sq. ft. (0.112 acres)
LOT DIMENSIONS	Frontage – 49 feet Depth – 98 feet
ZONING	R1 – Residential One
EXISTING CONDITIONS	The Site is vacant
SERVICING	Municipal Water & Sanitary Sewer Available
ASKING PRICE	\$97,500

Legend:

- Land Use Zones:**
 - R1 Residential One
 - R2 Residential Two
 - C1 Downtown Commercial
 - C2 General Commercial
 - M1 Light Industrial
 - M2 General Industrial
 - EM Extractive Industrial
 - DM Disposal Industrial
 - CF Community Facility
 - OS Open Space
 - DGA Designated Growth Area
 - E1 Exception One (Numbered consecutively for each respective zone classification e.g. RU-E1, RU-E2, etc.)
- Environmental Protection (EP)**
- Parks and Recreation (PR)**
- Water**
- Transportation:**
 - Railway
 - County Road
 - Provincial Highway
 - Municipal Maintained Road
 - Municipal Seasonal Road
 - River/Stream, Intermittent
 - River/Stream, Permanent
 - Flood Plain

Nearby Amenities

RETAIL

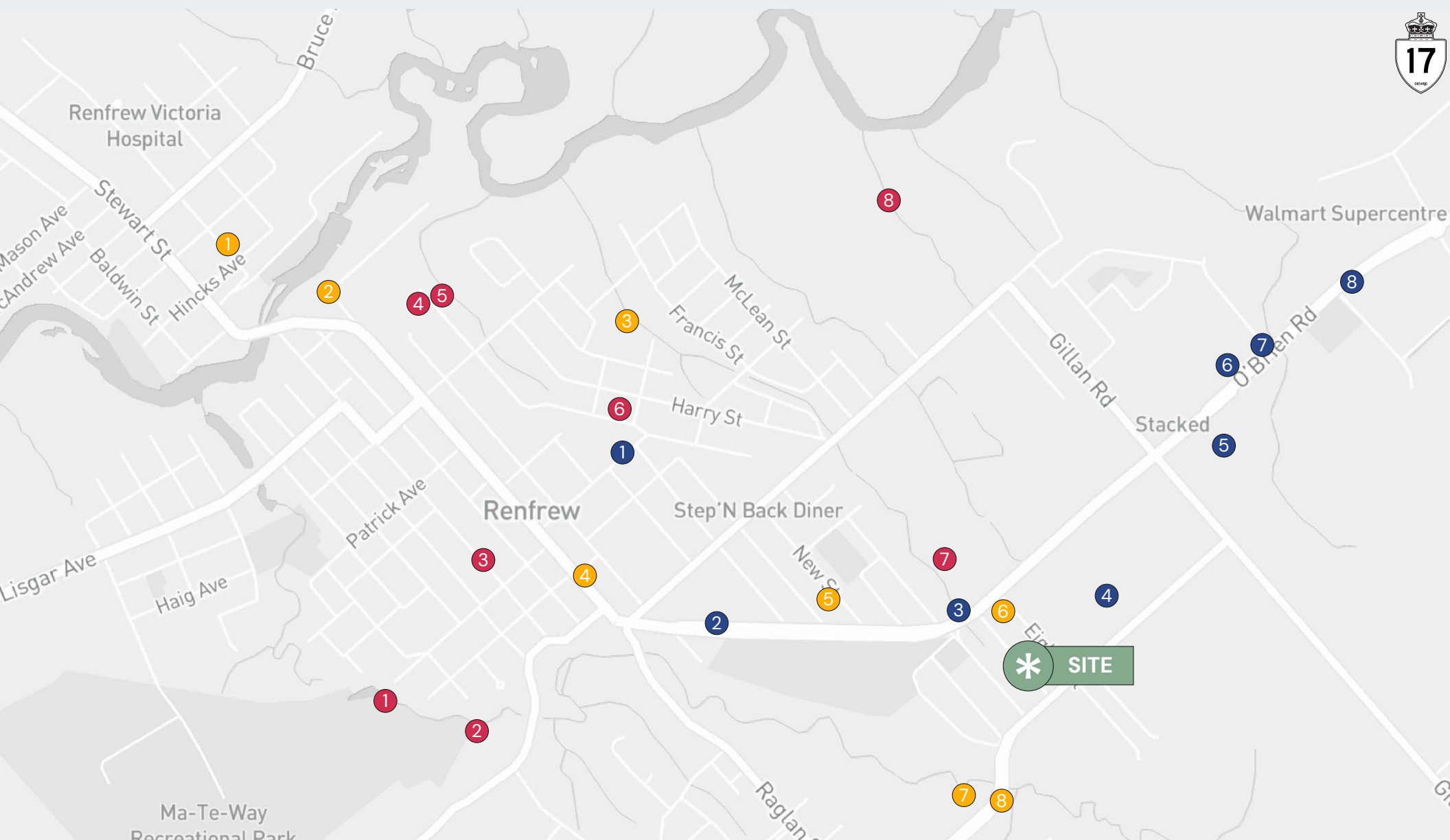
1. Metro
2. Subway
3. Beer Store
4. McDonald's
5. Mark's
6. Giant Tiger
7. No Frills
8. Walmart Superstore

INSTITUTIONAL

1. Our Lady of Fatima Catholic School
2. Renfrew & District Christian School
3. Central Public School
4. Renfrew Collegiate Institute
5. Queen Elizabeth Public School
6. SJHS Alternate School
7. St. Thomas Catholic School
8. St. Joseph's High School

PARKS & RECREATION

1. Ma-te-way Park
2. myFM Centre
3. McConnell Park
4. McDougall Mill Museum
5. O'Brien Park
6. Algonquin Trail
7. Fortington Park
8. Bonnechere River Park





SALES PROCESS

Based on information contained in this information package and other information which will be provided through the CBRE electronic dataroom, interested parties are invited to submit their offer on an Agreement of Purchase and Sale form.

- Please include a minimum Ten (10) business day irrevocable on all offers.
- Please note that the Property has been declared as surplus to the Town's needs.
- All offers should include a Seller's Condition of Sale by the Corporation of the Town of Renfrew and its Council.

None of the initial offers, regardless of their form and content will create any binding legal obligations upon the Town or CBRE.

Neither the Town nor CBRE make any representation, warranty, or any agreement whatsoever, that the Town will accept any agreement of purchase and sale, before or after negotiations, or, that the Town or CBRE, shall compensate any participant for any costs incurred in its participation in the process.

DUE DILIGENCE

The Property is being offered on an "as is, where is" basis, and that no such representations or warranties have been made by the Seller, or anyone acting on its behalf, as to the condition of the Property. Parties are invited to inspect the Property and review all due diligence material available in the CBRE Dataroom, prior to the submission of any offer. Property inspections may be arranged by appointment through CBRE.

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