

Ryan's Well Drive

Kemptville, Ontario

ASKING PRICE \$2,225,000.00

LAND SIZE 4.24 acres



COUNTY ROAD 19

RYAN'S WELL DRIVE

COLONNADE DRIVE

COUNTY ROAD 43

Contact Us

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Property Details

CBRE Limited is pleased to offer for sale 4.25 acres of land on Ryan's Well Drive in Kemptville, Ontario. The Business Enterprise Zoning of C-5 allows for a wide range of uses with direct access to municipal services including water, sewer, hydro, and natural gas.

Located in the Kemptville Colonnade Retail Centre, the Property is well positioned for many new businesses. The Property has approximately 238 feet of frontage on Ryan's Well Drive and is located adjacent to well established retail, businesses, school, residential, and Highway 416.

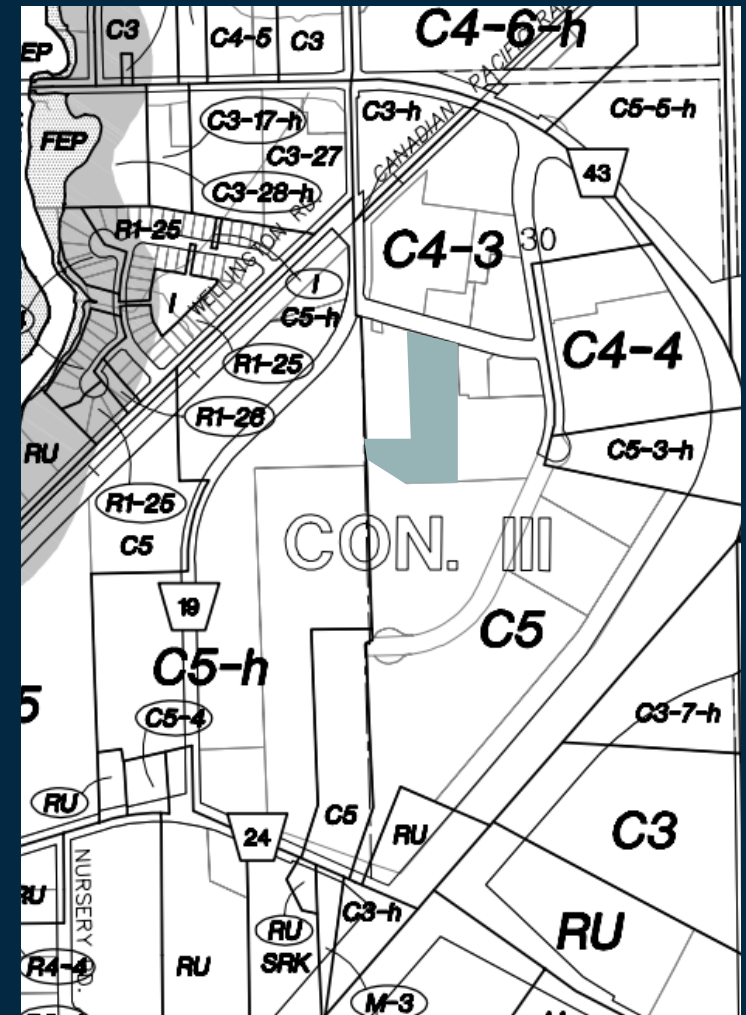
PIN	681290480
TOTAL AREA	4.24 acres
ZONING	C5 - Business Enterprise (Subject to Restrictive Covenants)
TAXES - 2024 FINAL	\$17,800.62
ASKING PRICE	\$2,225,000.00



Zoning Overview | C5 Zoning- Business Enterprise

PERMITTED USES (SUBJECT TO RESTRICTIVE COVENANTS)

- animal care
- artist or photographic studio
- assembly hall
- automobile body shop
- automobile sales
- automobile service station
- bakery
- building supply outlet
- business or government services
- carwash
- commercial garage
- commercial recreation centre
- commercial school
- computer, electronic, communications or data process establishment
- conservation uses
- contractor's or trade's shop
- contractor's yard
- convenience store
- custom workshop
- distribution centre
- education or training facility
- equipment sales, rental and repair establishment
- equipment sales/rental and service establishment
- factory outlet
- financial service
- garden and nursery sales and supply establishment
- gas bar
- health care clinic
- hotel
- laboratory, research and development facility
- merchandise service shop
- mini-storage facility
- motel
- office
- outdoor patio
- parking lot
- personal service shop
- print/publishing establishment
- public use
- recreational establishment
- rental outlet
- research and development facility
- restaurant, including a drive-through or a take-out restaurant
- retail establishment
- retail/showroom as an accessory use to a wholesale outlet
- scientific or technological establishment
- service outlet
- small engine sales and service establishment
- transportation depot
- truck repair and maintenance depot
- veterinary clinic
- warehouse
- wholesale outlet



Nearby Amenities

- 1 Giant Tiger 
- 2 Wendys 
- 3 Tim Hortons 
- 4 Subway 
- 5 Staples 
- 6 LCBO 
- 7 Canadian Tire 
- 8 Pet Value 
- 9 Bulk Barn 
- 10 Mark's 
- 11 Walmart 



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