

# 180 St Guillaume Road

Vars, Ontario

ASKING PRICE \$7,200,000.00

LAND SIZE 36.59 acres

## Contact Us

Erik Falardeau\*

Senior Vice President

+1 613 788 3791

erik.falardeau@cbre.com

\*Sales Representative

ST GUILLAUME ROAD





# Property Details

CBRE Limited is pleased to offer for sale this 36.59 acre parcel of vacant land located directly adjacent to the 417 Industrial Park in Vars ON (the "Property" or "Site") within the United Counties of Prescott Russell. The Property is ideally situated south of the established and growing 417 Industrial Park (the "Park").

The Site has frontage along St. Guillaume Road and along the unopened road allowance of Route 100, providing excellent visibility and access. The size, configuration and location of the Property provides an exceptional and scalable development opportunity, as the Site is one option for future development next to the Park. The Park has been the focus for many exciting developments, and has attracted a variety of users, tenants, and amenities.

The Site is easily accessible thanks to the 4-lane Highway 417 and Rockdale Road major off ramp providing easy truck access. Close to abundant housing types with many neighbouring amenities, the Site is well located near the expanding towns of Embrun, Casselman, and Russell, while only 25 minutes from downtown Ottawa.

## Property Information

PIN	690080300
TOTAL AREA	36.59 acres
ZONING	A2-23 and A2-55 - General Agricultural Industrial Re-Zoning Potential
TAXES - 2023 FINAL	\$1,806.71

**ASKING PRICE**     **\$7,200,000.00**



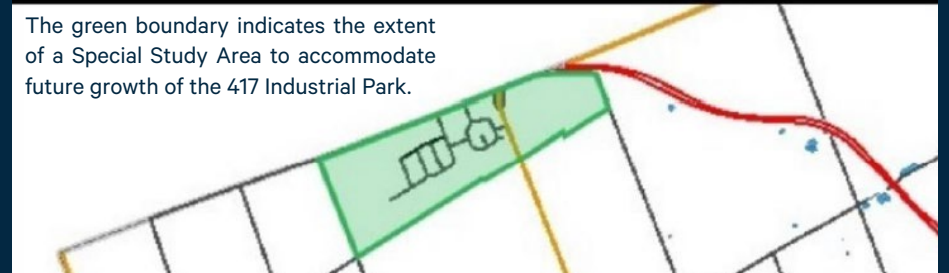


# Planning Context

The Property's proximity to the Park, existing municipal services, and road access make the Site an excellent candidate for Official Plan (OP) re-designation to employment lands (Trade and Industry). The Township of Russell is currently reviewing their OP, that includes studies for the Industrial Park's servicing policies and expansion lands. The Property is included in the Township's Proposed Special Study Area.

A Final Official Plan is anticipated to be presented to Council for consideration of adoption in early 2025, followed by adoption of the Final Zoning By-law in Spring 2025.

The green boundary indicates the extent of a Special Study Area to accommodate future growth of the 417 Industrial Park.







Contact Us

Erik Falardeau\*  
Senior Vice President  
+1 613 788 3791  
erik.falardeau@cbre.com  
\*Sales Representative