

# FOR SALE

# \$149,000 VACANT LAND NAPANEE

## 115-117 JOHN ST. - TWO COMMERCIAL DEVELOPMENT LOTS



### KEY FEATURES

- Two commercially zoned development parcels in the heart of downtown Napanee, being sold as one.
- Napanee experienced a 6.2% population increase between 2016 and 2021.
- Projected to grow 10% from 2021 and 2031
- The properties are located in close proximity to both the Town Hall and Dundas Street East.
- The Gibbard District comprising of new residential condominiums (113 units) and retail space (~16,000 sq ft) is currently under construction 250m to the East.

### PROPERTY DETAILS

**PRICE:** \$149,000

**PROPERTY SIZE:** Total 7,093 sq ft (659 sq m)

**FRONTAGE:** Total 42.36 ft (12.91 m)

**SERVICES:** Water, Sewer, Natural Gas & Electric Available

### ZONING:

General Commercial C3  
Permitted Uses Include:

- Retail
- Restaurant
- Place of Worship
- Medical/Dental Clinic
- Residential uses above and behind commercial uses
- Vet Clinic
- Microbrewery

**Rogers & Trainor**  
Commercial Realty (2009) Inc.  
Brokers

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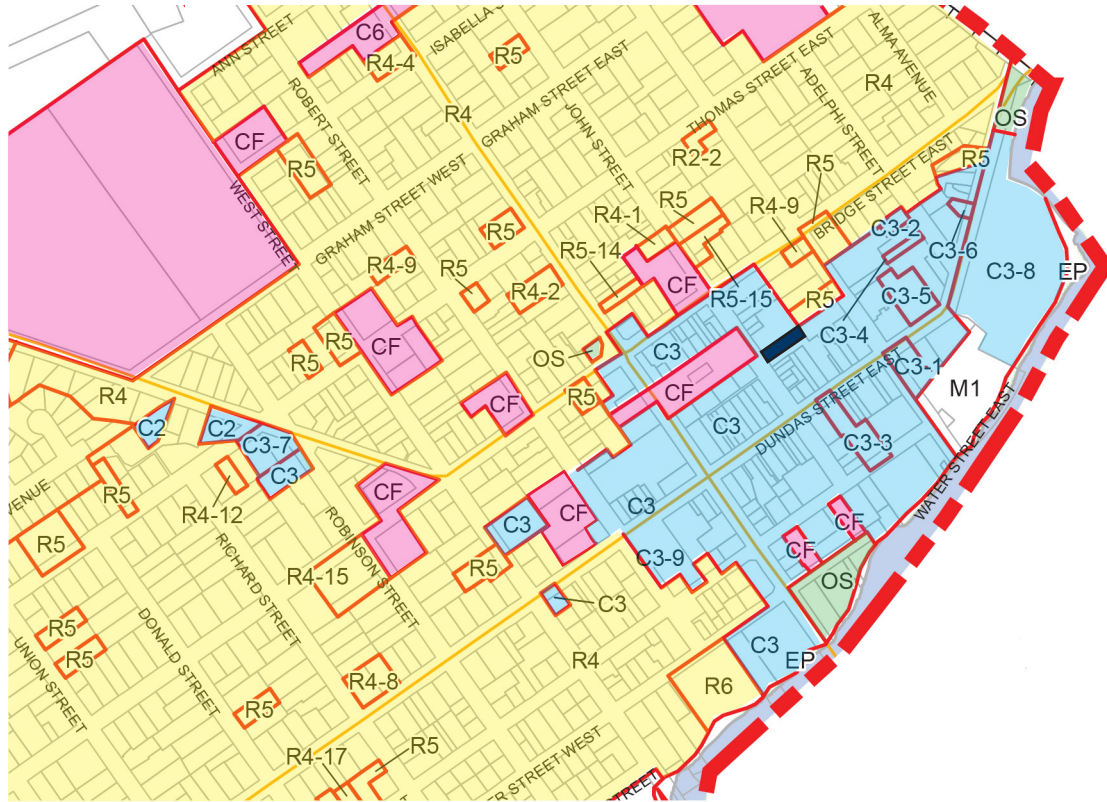
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## ZONING



### Greater Napanee Zoning Legend

- R1 - RESIDENTIAL TYPE 1
- R2 - RESIDENTIAL TYPE 2
- R3 - RESIDENTIAL TYPE 3
- R4 - RESIDENTIAL TYPE 4
- R5 - RESIDENTIAL TYPE 5
- OS - OPEN SPACE
- CF - COMMUNITY FACILITY
- C3 - GENERAL COMMERCIAL
- SUBJECT PROPERTY IS ZONED C3 - GENERAL COMMERCIAL









Napanee is a part of the County of Lennox & Addington in the heart of Eastern Ontario. Conveniently situated along Highway 401, it's borders stretch from the shores of the Bay of Quinte on Lake Ontario north to Roblin, the western gateway to the Land O'Lakes region. Greater Napanee has a vibrant, historic town with a population of 15,892 making it a great place to live, work and play.

Napanee is blessed with one of the best-preserved historic main streets in Ontario. It reflects heritage wherever you look. Shoulder to shoulder, solid brick commercial buildings line both sides of the street. Napanee was more than 100 years old when the heart of today's town was constructed. The first settlement even predates Upper Canada which was created in 1791.

Napanee offers a stable and skilled labour force, excellent transportation facilities including mainline CN and CP Rail, VIA Rail commuter service, direct access to major highways, fibre optics, exceptional infrastructure for business, prime employment lands and local government committed to business needs.



## LOCAL AMENITIES

- Canada Post
- New York Cafe
- Tim Horton's
- Shakti Yoga
- Wallace's Drug Store
- RBC, BMO, TD
- Mainstay Natural Foods
- Coffee Cravings
- Sushi Nori
- Mama Mia's Pizza
- Circle K
- Prestige Dance Academy
- Country Traditions
- LCBO
- Metro

