

FOR SALE

53 COMMUNITY ROAD NAPANEE

\$275,000



PROPERTY DETAILS

- | | | |
|-----------------------|-------------------------------------|---|
| PRICE: | \$275,000 | <ul style="list-style-type: none">• 1,480 +/- sq ft commercial building sitting on a 1.07 acre lot, less than 300m to a Highway 401 interchange• C2 zoning permits a variety of uses including offices, clinics, vet clinics and printing establishments• The property also benefits from a large fenced area to the rear of the building |
| BUILDING SIZE: | 1,480 +/- sf | |
| LOT SIZE: | Total 1.06 acres | |
| SERVICES: | Municipal Water & Sewer | |
| TAXES: | To Be Determined (Currently Exempt) | |
| ZONING: | C2 | |
| MECHANICAL: | In Floor Heating | |
| ELECTRICAL: | 125 Amp | |
| ENVIRONMENTAL: | Phase II (Feb 2024) | |

Rogers & Trainor
Commercial Realty (2009) Inc.
— Brokerage

WWW.RTCR.COM

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Broker of Record
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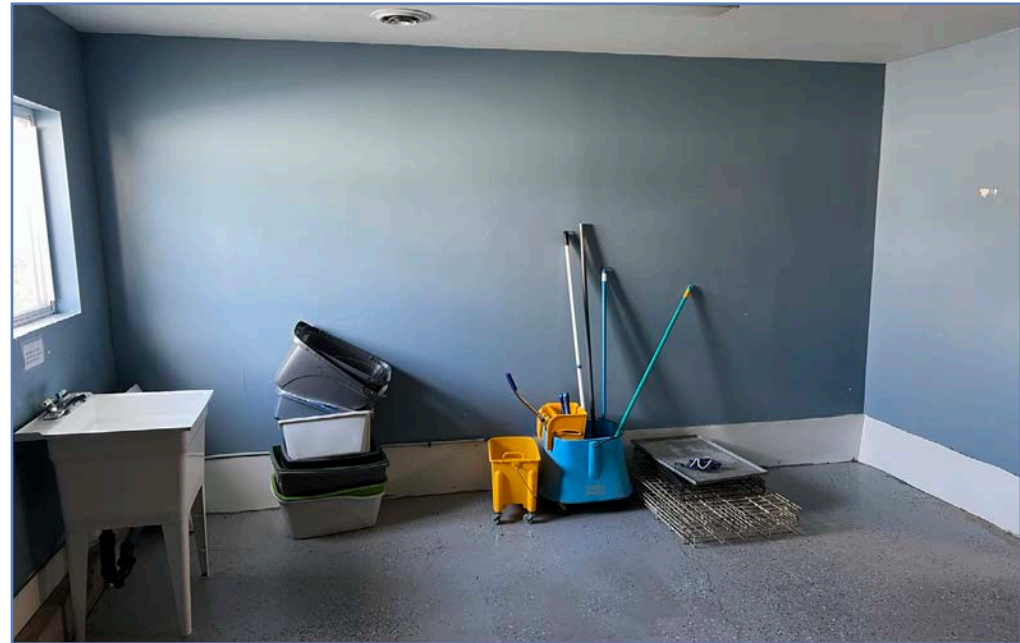
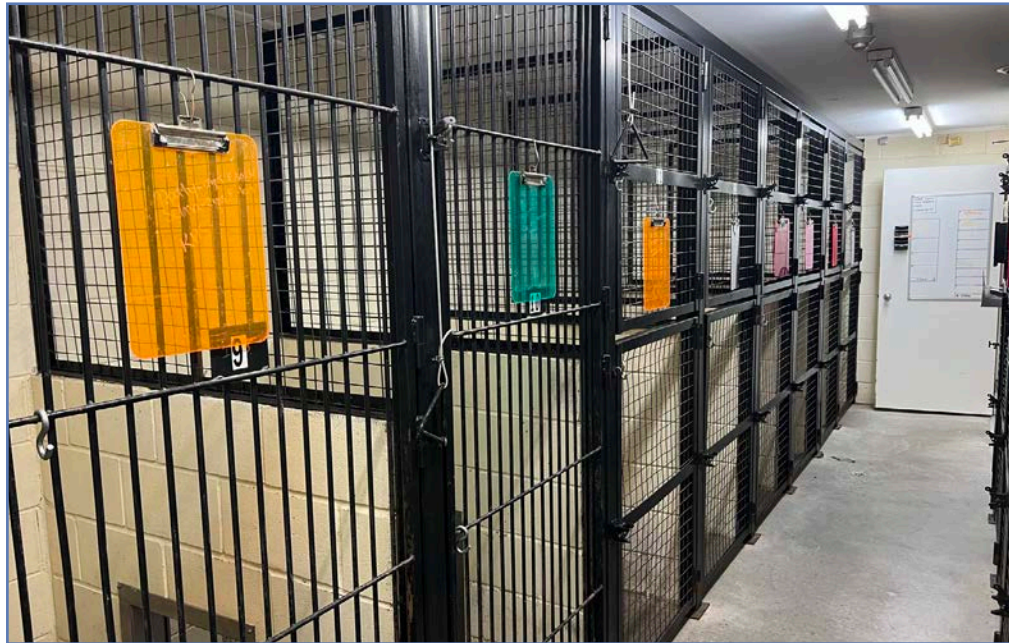
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Napanee is a part of the County of Lennox & Addington in the heart of Eastern Ontario. Conveniently situated along Highway 401, it's borders stretch from the shores of the Bay of Quinte on Lake Ontario north to Roblin, the western gateway to the Land 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

- A & W, Denny's
- Canadian Tire
- Tim Horton's
- Walmart
- Planet Fitness
- RBC, CIBC, TD
- Coffee Cravings
- Sushi Nori
- Mama Mia's Pizza
- Circle K
- Prestige Dance Academy
- Country Traditions
- LCBO
- Metro

