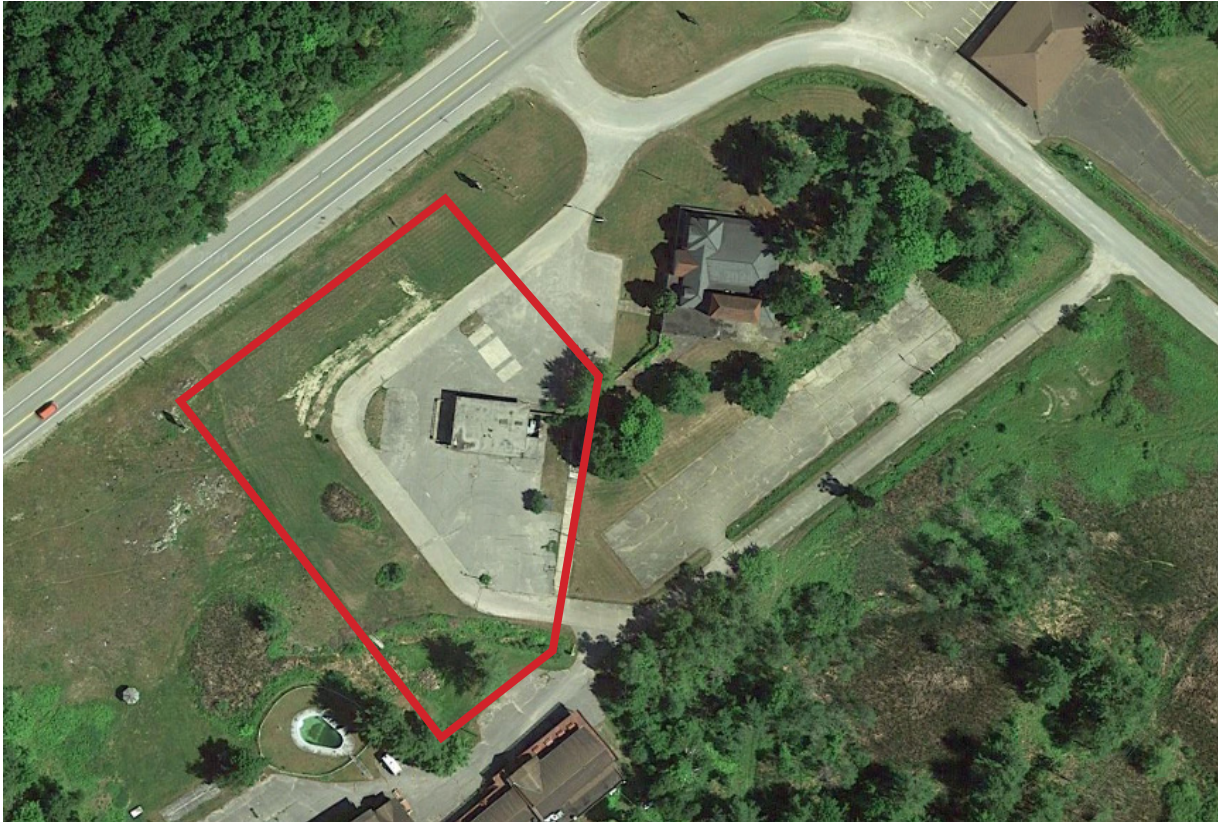


# FOR SALE

# COMMERCIAL LAND

**\$479,000**

**750 HIGHWAY 137 - HILL ISLAND LANSDOWNE**



## PROPERTY DETAILS

**PRICE:** \$479,000

**PROPERTY TAXES:** \$3,763 (2023 Est.)

**SITE DIMENSIONS:** Frontage 267 FT+/-  
Depth 358 FT+/-

**SITE AREA:** 1.83 Acres

**CURRENT ZONING:** Commercial (CT)

- 1.83 acres of commercial land just before the U.S. border crossing on Hill Island.
- High traffic location with excellent visibility.
- Paved lot; well and septic remains after commercial building was removed.
- Unique opportunity for a commercial development to benefit from the 24 hour traffic over the border.
- Permitted uses include gas station, recreation facility, restaurant, retail, lodging and more.

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

[WWW.RTCR.COM](http://WWW.RTCR.COM)

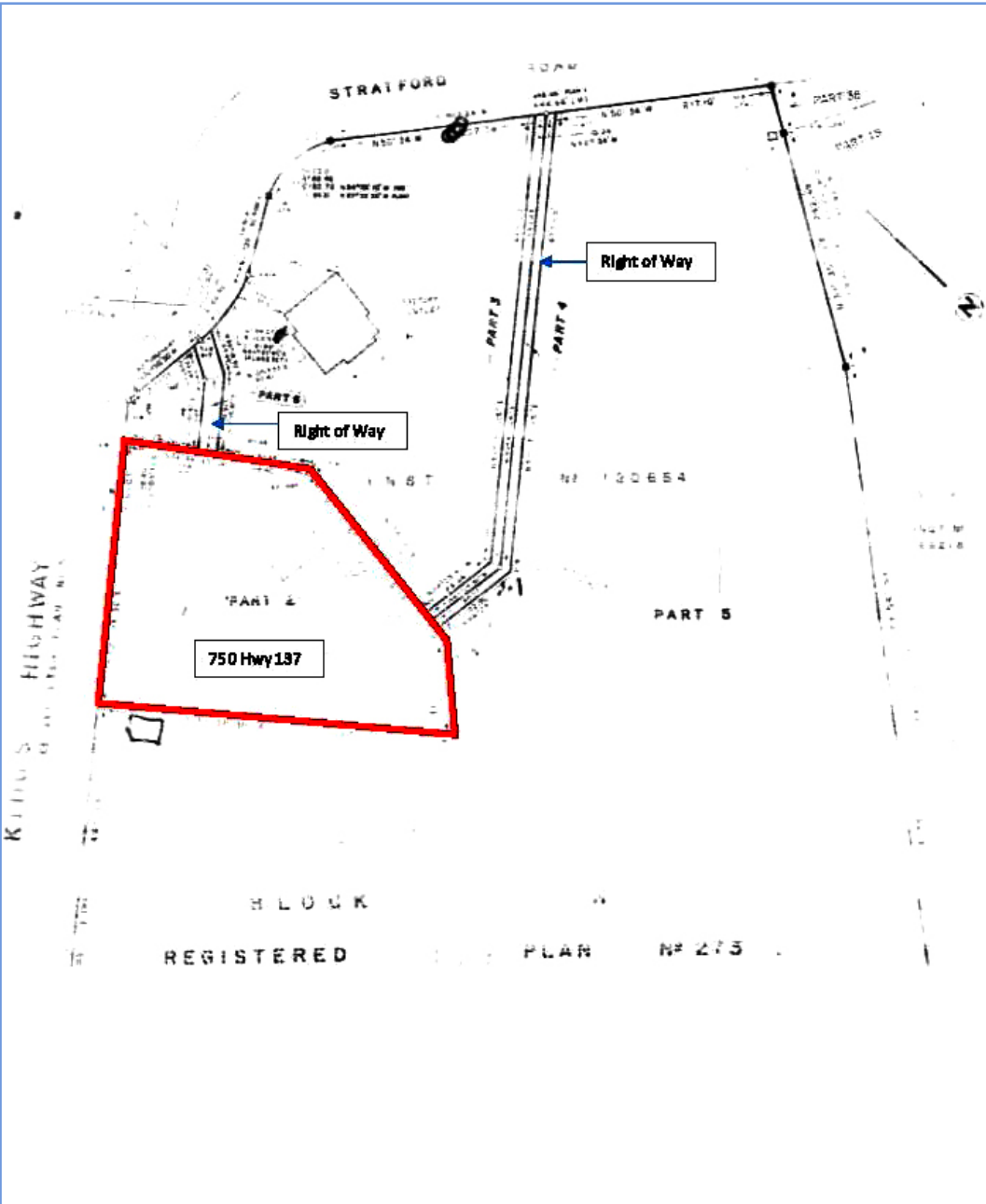
**JAMES WARD**  
Broker

✉ [jward@rtcr.com](mailto:jward@rtcr.com)

☎ 613-384-1997 ext. 25

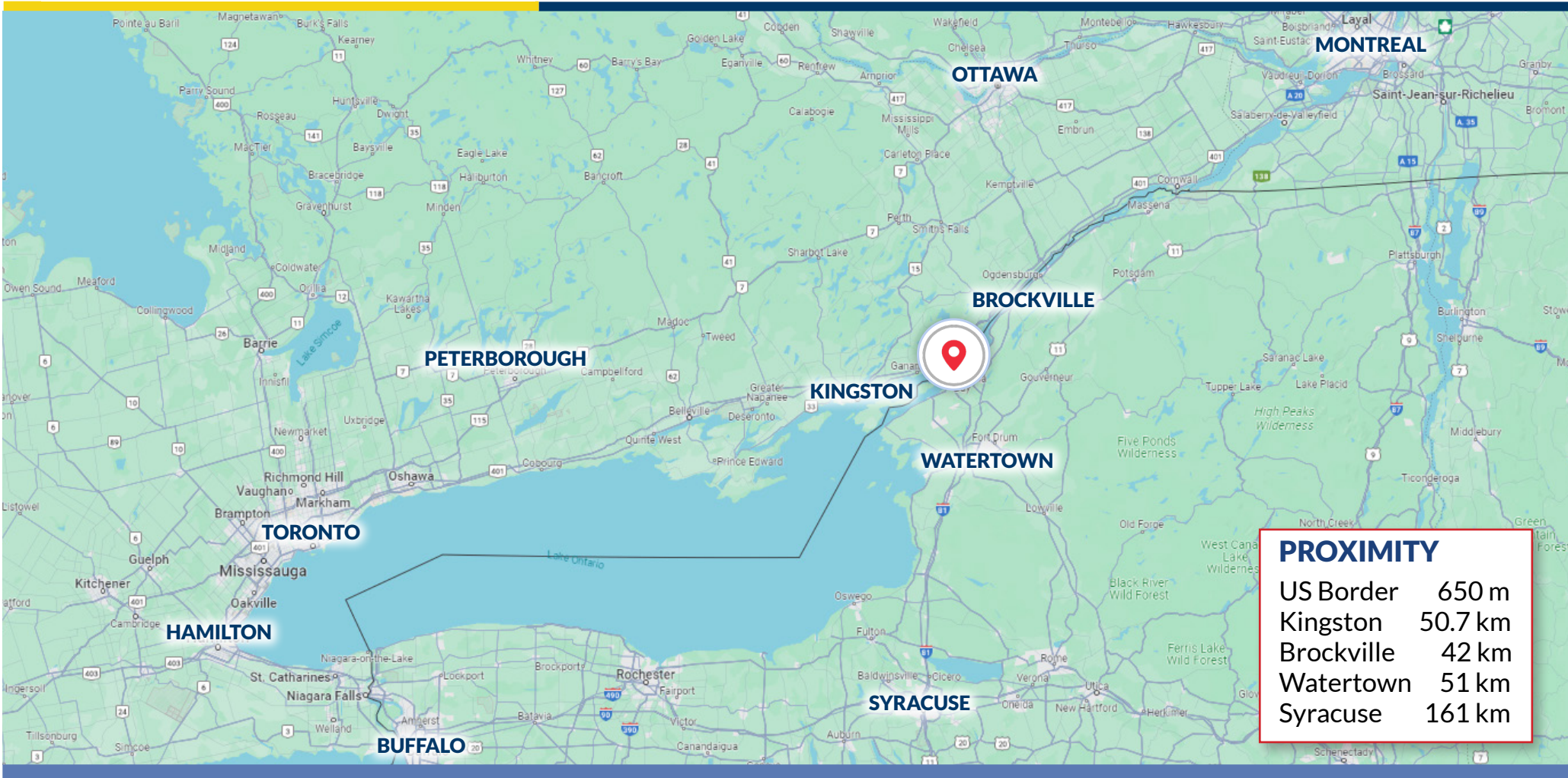
📍 20 Gore Street,  
Suite 102  
Kingston, Ontario  
K7L 2L1





# LOCATION

# 750 HIGHWAY 137 - HILL ISLAND



Hill Island is a gateway between Canada and the United States, in the heart of the 1000 Islands, drawing tourists from far and wide to marvel in the breathtaking landscapes and natural features that the area is famous for.

Attractions in the area include Boldt Castle, Helicopter Tours, 1000 Islands Boat Cruises, the Brockville Railway Tunnel, and the Aquarium at Tall Ships Landing.

The Thousand Islands Bridge is less than a kilometer away, and is one of the 10 most used border crossings between the US and Canada.

Annually, over 2 million vehicles cross over the bridge which connects Highway 137 and Highway 81 bringing high volumes of traffic directly past the subject site all year round.

Highway 401 is a mere 2.6 km away.

