



For Sale or Lease

Industrial | Commercial

Development Land

Highway 174 and Old Montreal Road, Cumberland, ON

Rare opportunity to capture prime and versatile commercial land fronting on Highway 174. Zoned Rural Commercial, the property can accommodate a broad range of uses including retail, automotive, hotel and warehouse. Close to the growing community of Cumberland and Rockland along the Ottawa River and close proximity to the ferry crossing to the Province of Quebec.

FEATURES

- Rural Commercial Zoning allows for multiple industrial /commercial uses
- 11.37 acre development site
- High visibility and exposure with easy access to property from Highway 174 and Old Montreal Road

Sale Price:

\$1,500,000 or \$131,926/acre

CONTACT:



Derek Parker**

Broker

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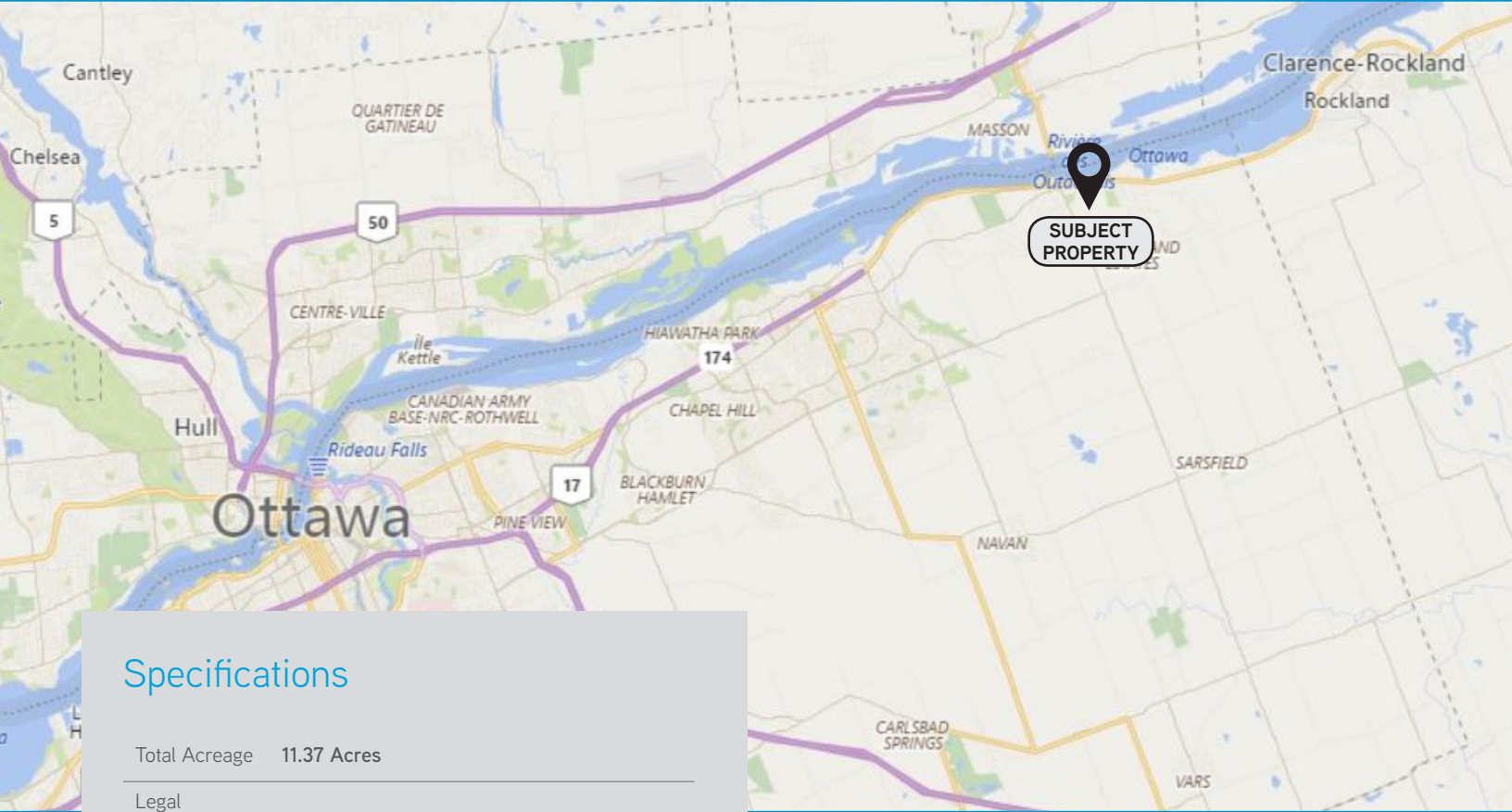
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Specifications

Total Acreage 11.37 Acres

Legal Description PT LT 13 CON 1 OS CUMBERLAND PT 1, 50R6153; CUMBERLAND SIT EASEMENT IN GROSS OVER PARTS 1 & 2 ON 4R21030 AS IN OC597144.

Access Located between Highway 174 and Old Montreal Road.

Frontage/Depth Irregular

Topography Flat, cleared land

Serviced No

PIN# 145370133

Zoning RC12 - Rural Commercial

Permitted Uses:

- > Automotive Rental Establishment
- > Automotive Dealership
- > Automotive Service Station
- > Gas Bar
- > Heavy Equipment and Vehicle Sales
- > Hotel
- > Restaurant
- > Retail Store
- > Warehouse

Area Demographics (5KM)



Current Population
(2017)
7,391



Daytime Population at Work
(2017)
3,003



Employment Population
(2017)
63%



Average Household Income
(2017)
\$114,386K



Total Households
(2017)
2,858

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