

± 1.136 Acres of Development Land Opportunity



Rockwell
COMMERCIAL

FOR SALE

150 MAIN ST & 54 FACTORY ST, ODESSA, ON

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PROPERTY DETAILS

MUNICIPAL ADDRESS	150 Main Street + 54 Factory Street Odessa, ON
SELLER	Amy Campbell and Grant Joseph Campbell
PIN	Property consists of three separately deeded lots with the PIN numbers being: 45123-0141, 45123-0144 and 45123-0145. Properties must be sold together.
LEGAL DESCRIPTION	PART LOTS 84, 103 & 104, PLAN 91, LOYALIST TOWNSHIP, COUNTY OF LENNOX AND ADDINGTON, PARTS 1, 4 & 5 29R967 AND AS IN LA218534.
SURVEY	Consolidated Plan of Survey completed April 28, 2021

ZONING	150 Main St	C5 – Village commercial zone allowing for a wide variety of commercial uses including: bakery, bank, office, medical clinic, convenience store, retail, eating establishment and beer/liquor outlets to name a few.
	54 Factory St	R1 – Residential Type 1 Zone allowing for group home, single family dwelling, home occupation and accessory uses



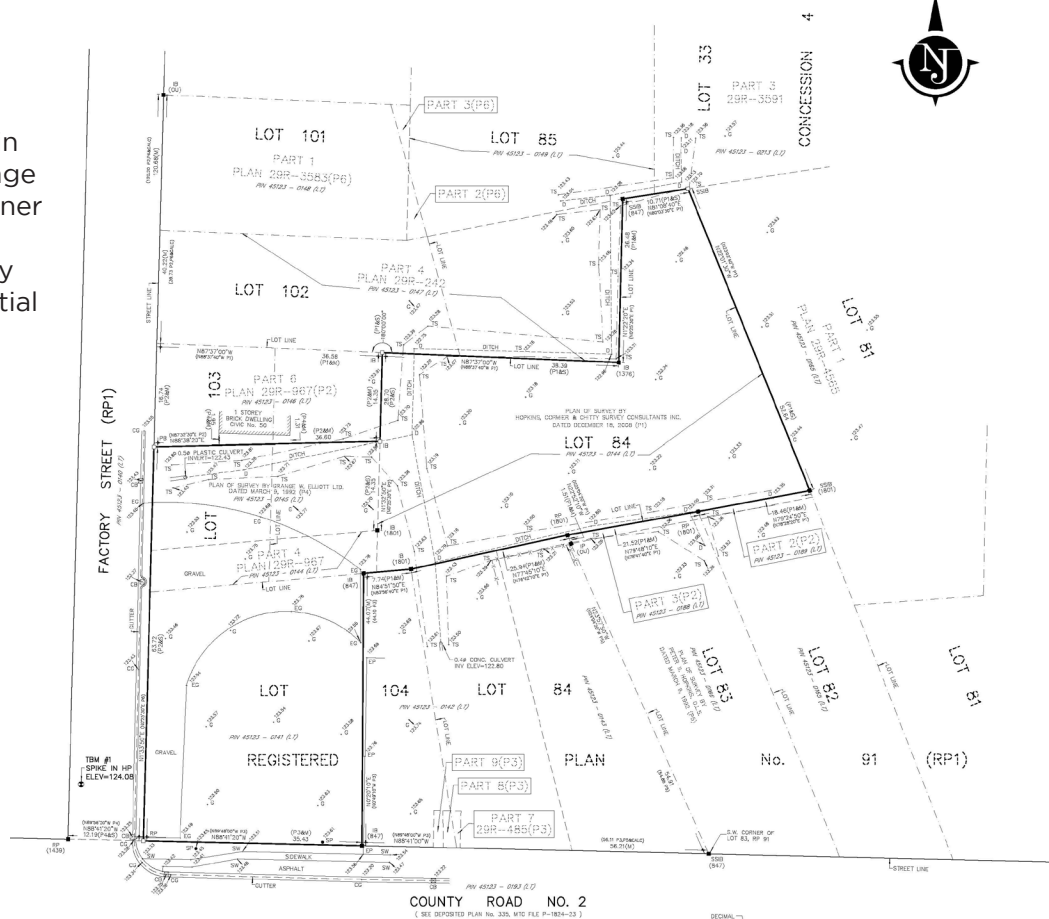
PHASE 1 ESA	Recent Phase 1 ESA completed
TOTAL LOT AREA	± 1.136 acres (0.460 HA) (irregular shape)
PROPERTY TAXES (2023 FINAL)	\$1,531.94
WATER/GAS/SEWER	Municipal, services available to be installed by Purchaser at its own cost

PRICE
\$695,000.00



SITE SURVEY

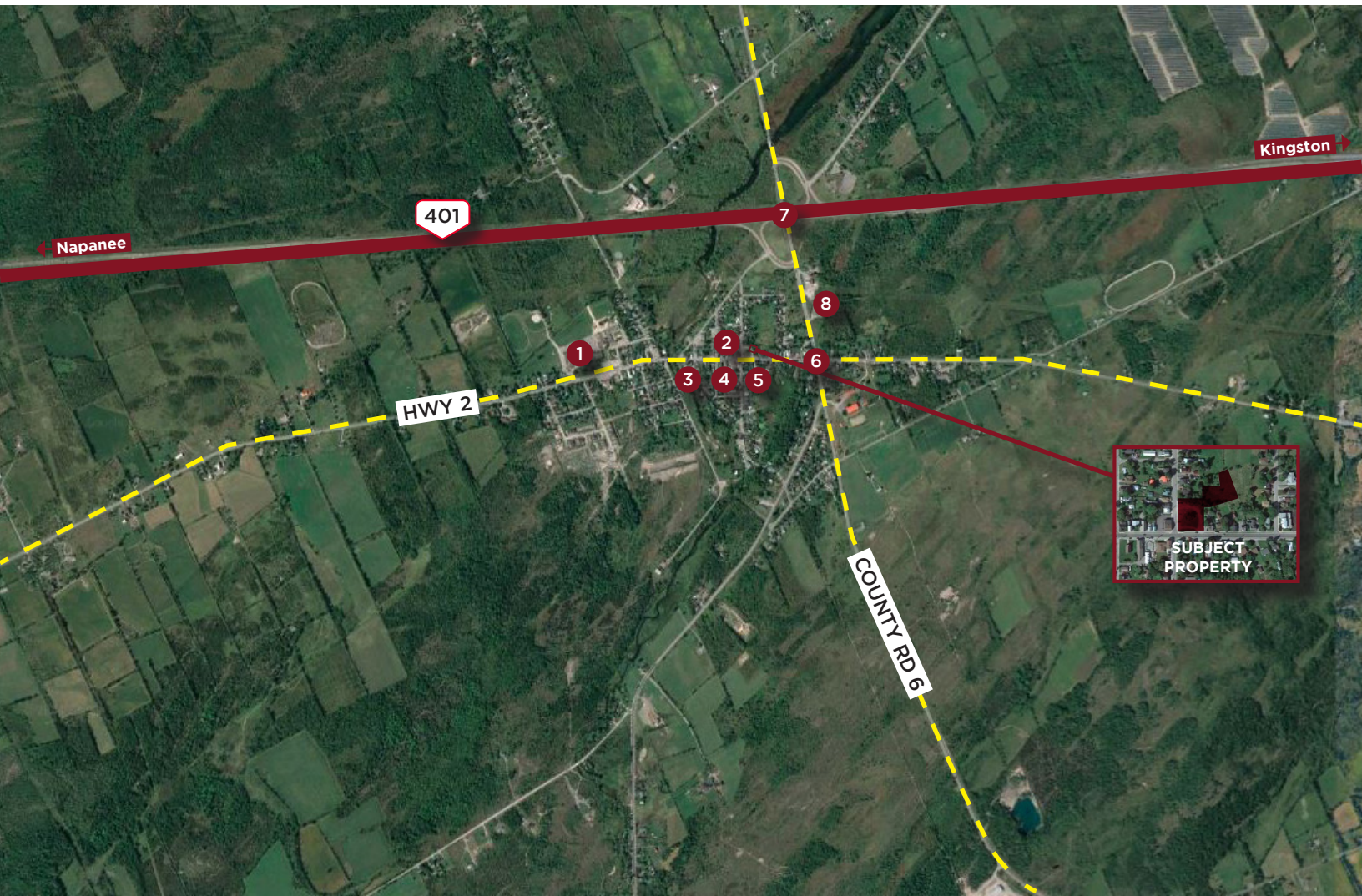
DEVELOPMENT OVERVIEW

Prime corner development land located in Loyalist Township in the heart of the village of Odessa. Situated on the northeast corner of Main Street and Factory Street. The property represents a unique opportunity to develop both commercial and residential uses.



LOYALIST TOWNSHIP DEMOGRAPHICS

-  **Distance by Vehicle**
 Hwy 401 Exit 599 1 km
 Kingston 20.8 kms
 Ottawa 211 kms
 Montreal 302 kms
 Toronto 254 kms
-  **Population**
17,390
-  **Average Age**
43



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- 1 Ernestown Secondary School
- 2 Jiffy Grill
- 3 Canada Post
- 4 Home Hardware
- 5 RBC
- 6 Signalized Intersection
- 7 Highway 401 Intersection 599
- 8 OPP Station



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