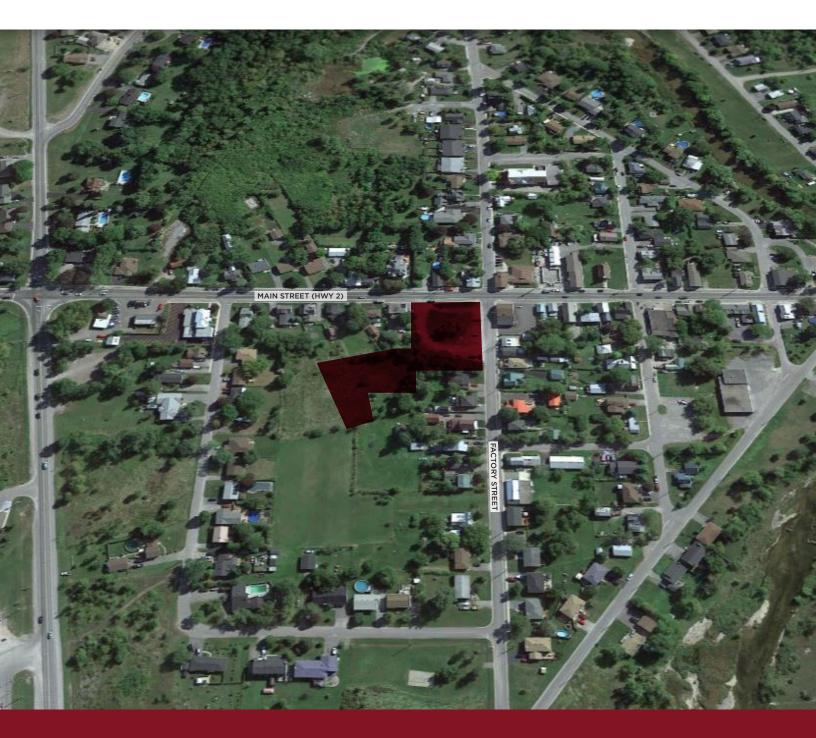
# ± 1.136 Acres of Development Land Opportunity

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FOR SALE
150 MAIN ST & 54 FACTORY ST, ODESSA, ON

#### **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**  $\pm$  1.136 acres (0.460 HA) (irregular shape)

**PROPERTY** \$1,531.94

TAXES (2023 FINAL)

WATER/GAS/ Municipal, services available to be SEWER installed by Purchaser at its own cost

## **PRICE** \$695,000.00

#### **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

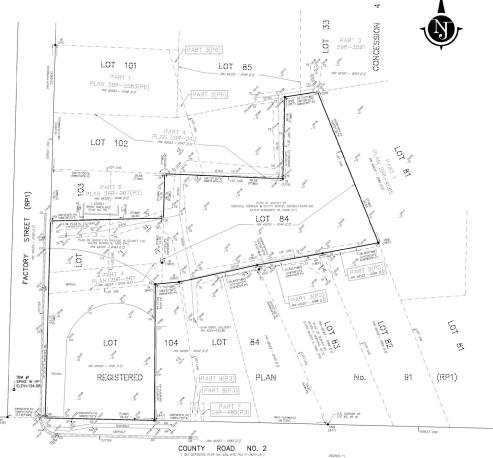


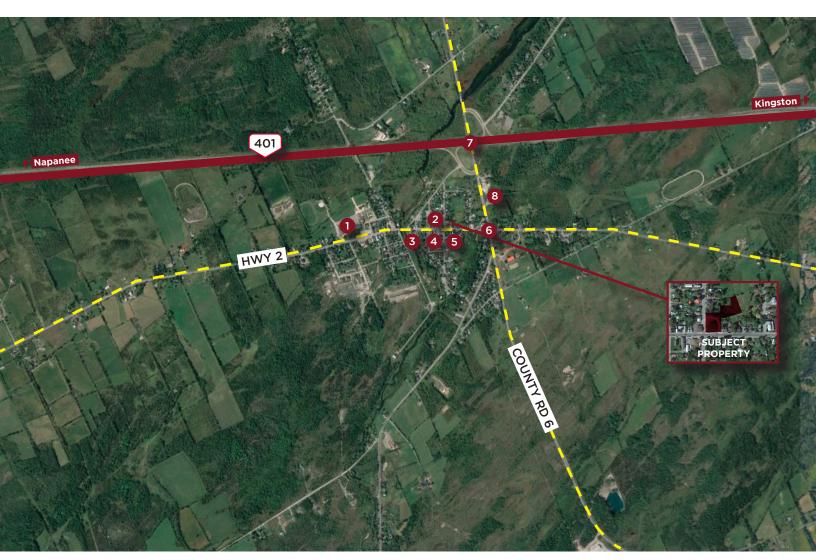
## **Population** 17,390



Average Age

#### **SITE SURVEY**





# ± 1.136 Acres of Development Land Opportunity

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

#### MARTIN L. SKOLNICK

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Broker/ Vice President +1 613 542 2724 martin.skolnick@rockwellcre.com



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