

# For Sale

150 Main St & 54 Factory St, Odessa, On

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# Site Details

<b>Municipal Address</b>	150 Main Street + 54 Factory Street Odessa, ON
<b>Seller</b>	Amy Campbell and Grant Joseph Campbell
<b>Pin</b>	Property consists of three separately deeded lots with the PIN numbers being: 45123-0141, 45123-0144 and 45123-0145. Properties must be sold together.
<b>Legal Description</b>	PART LOTS 84, 103 & 104, PLAN 91, LOYAL-IST TOWNSHIP, COUNTY OF LENNOX AND ADDINGTON, PARTS 1, 4 & 5 29R967 AND AS IN LA218534.
<b>Survey</b>	Consolidated Plan of Survey completed April 28, 2021




<b>Zoning</b>	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
<b>Phase 1 Esa</b>	Recent Phase 1 ESA completed	
<b>Total Lot Area</b>	± 1.136 acres (0.460 HA) (irregular shape)	
<b>Property Taxes (2023 Final)</b>	\$1,531.94	
<b>Water/Gas/ Sewer</b>	Municipal, services available to be installed by Purchaser at its own cost	

**Asking Price**  
**\$645,000.00**

## 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.

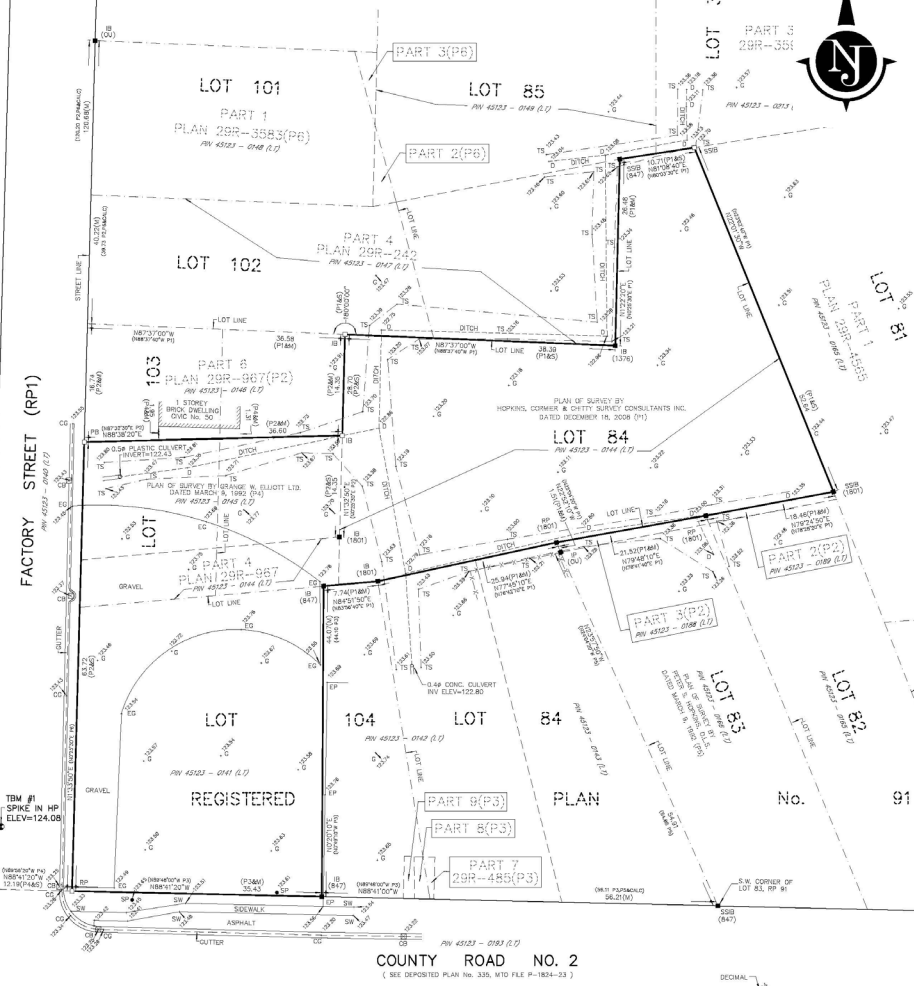
## Loyalist Township Demographics

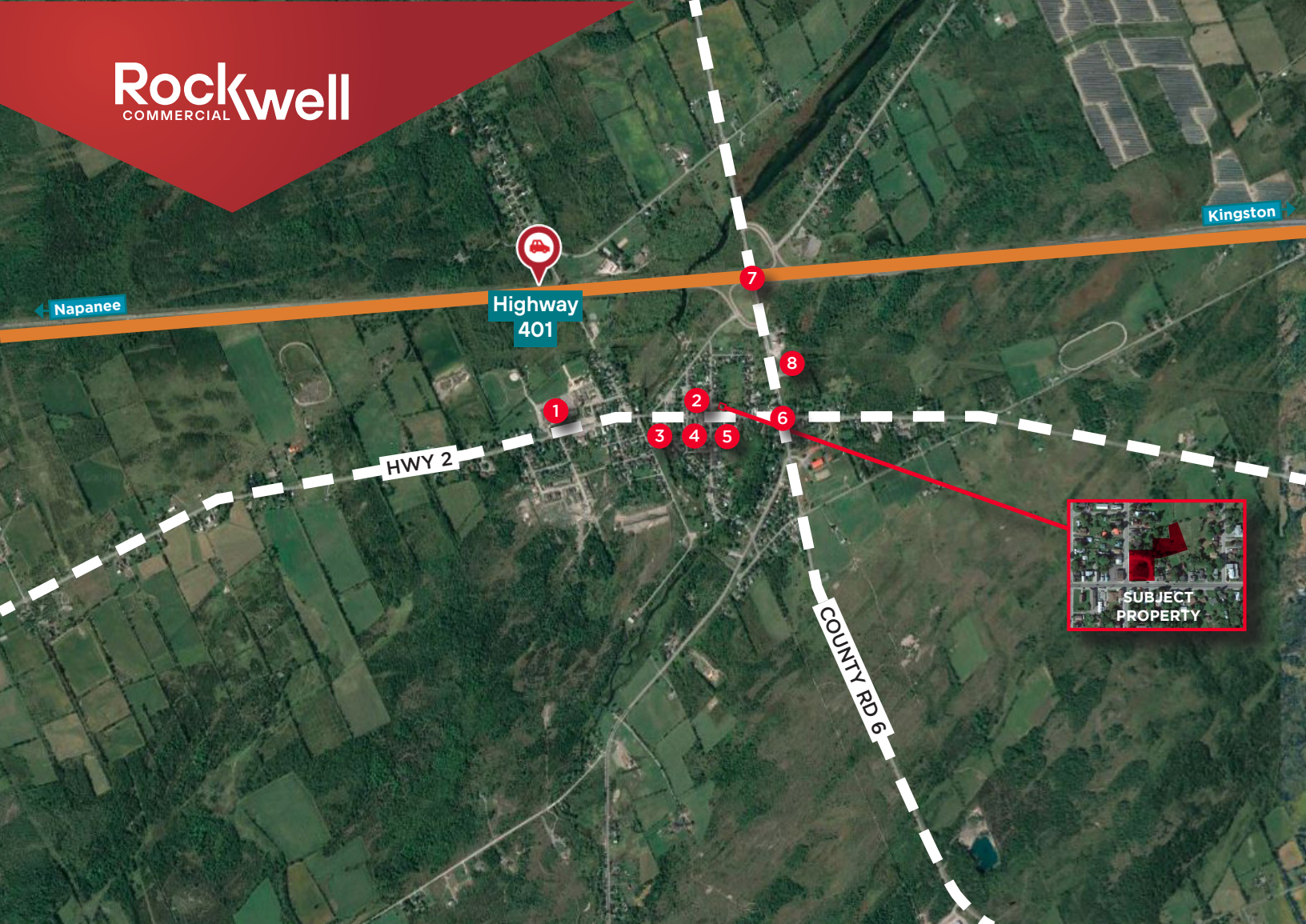
**Distance By Vehicles** 

<b>Hwy 401 Exit 599</b>	1 kms
<b>Kingston</b>	20.8 kms
<b>Ottawa</b>	211 kms
<b>Montreal</b>	302 kms
<b>Toronto</b>	254 mins

 <b>Population</b>	17,390	 <b>Average Age</b>	43
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## Site Survey





± 1.136 Acres of Development Land Opportunity

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## Contact Information

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## Location Overview

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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