 SEE A BRIGHTER WAY

For sale

305 Bridge Street South | Kempthville, ON

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Property details

Total area
11.289 acres

Zoning
C5

Asking price
\$6,500,000

Taxes (2023)
\$11,960

Possession
Immediate



The property is situated in the Business Enterprise section of Kemptville, offering great potential for development at 11.28 acres. The property bodes well for various types of developments such as industrial, retail, hotel, gas bar, trucking, and more. In addition, the zoning allows for outside storage.

Permitted uses for zoning C5

- artist or photographic studio
- assembly hall
- assembly plant
- auction sales hall
- automobile body shop
- automobile sales
- automobile service station
- bakery
- brewery
- business or government services
- building supply outlet
- carwash
- commercial club
- commercial garage
- commercial recreation centre
- commercial school
- computer, electronic, communications or data process establishment
- contractor's or trade's shop
- contractor's yard
- convenience store
- custom workshop
- distribution centre
- dry cleaning distribution centre
- education or training facility
- equipment sales/rental and service establishment
- fabrication plant
- factory outlet
- financial service
- funeral home
- garden and nursery sales and supply establishment
- gas bar
- health care clinic
- hotel
- industrial mall
- laboratory, research and development facility
- manufacturing plant
- meeting or assembly hall
- merchandise service shop
- mini-storage facility
- motel
- office
- parking lot
- personal service shop
- place of entertainment
- print/publishing establishment
- private club
- processing plant excluding abattoirs, rendering plants, slaughter houses and similar operations
- public use
- recreational establishment
- rental outlet
- retail establishment
- retail/showroom as an accessory use to a wholesale outlet
- research and development facility
- restaurant
- scientific or technological establishment
- service outlet
- small engine sales and service establishment
- tavern
- truck repair and maintenance depot
- transportation depot
- veterinary clinic
- warehouse
- wholesale outlet
- winery, estate







34M
to Smiths Falls

37M
to Ottawa

1H
25M
to Kingston

2H
37M
to Montreal

3H
55M
to Toronto

**Driving time estimates during non-traffic hours.*



Kemptville
population
19,012



Average household
income
\$134,533



Total labour
force
10,380



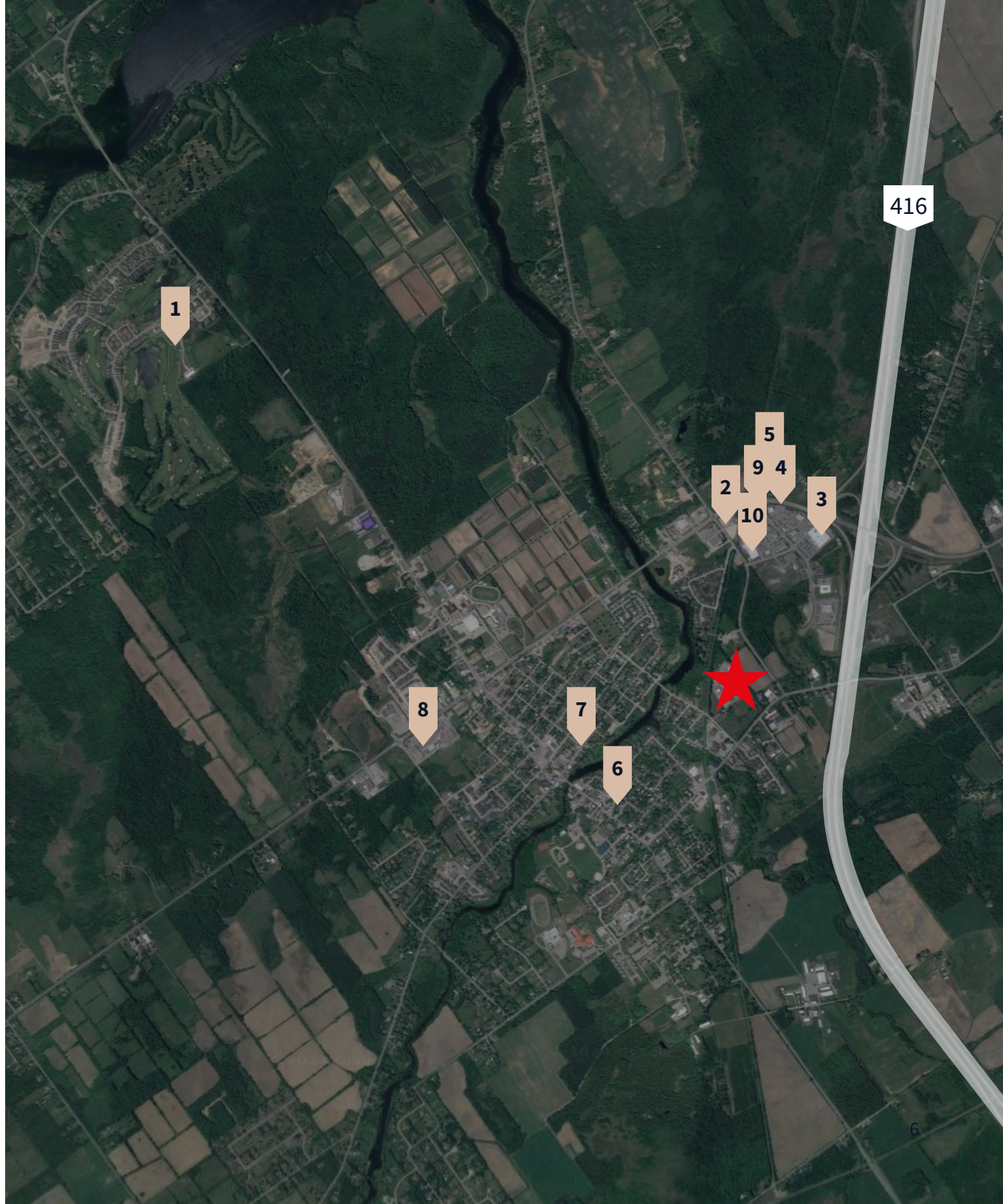
Employment
rate
95.1%



Drives car
to work
87.9%

Area amenities & corporate neighbours

1. Equinelle Golf Club
2. Starbucks
3. Walmart
4. Scotiabank
5. Tim Hortons
6. Capilana Pizzeria
7. Kemptville Suits by Rob Thomson Hotels
8. Subway
9. Shoeless Joe's Sports Grill
10. Canadian Tire



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