



306 Van Buren Street
Kemptville, Ontario

\$3,850,000



The Opportunity

Address 306 Van Buren St
Kemptville, Ontario
K0G 1J0

Property 19.29 Acre site in one of Ottawa's fastest growing Communities.

Site Area 19.29 acre site and 8.28 acre site. Soil is sand and loam.



Details Realty Inc. Brokerage
1530 Stittsville Main St
Ottawa, Ontario K2S 1B2

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Development Opportunity

Rarely available, a cleared 19.29 acre site in one of the nations capitals fastest growing communities. The township of Kemptville is a rural community that resides in the Ottawa Valley southwest of Ottawa city. It is approximately thirty-minutes via Hwy 416, (Veterans Memorial) from the city of Ottawa.

The property is close by to other successful developments in the rapidly growing community of Kemptville. There are many existing and new residential subdivisions with a revitalized downtown, and a number of large employers. Public infrastructure upgrades including water and sewer lines improvements, Hospital improvements, and a new library.

The neighbourhood is characterized by residential subdivisions to east and west, commercial/industrial uses along Van Buren St with agricultural lands to the south.

The site is bounded by a recreational corridor (former railway line) to the west, a small creek to the east and Concession Road to the south.

City water and sewer connections are at the road.





Property Description

\$3,850,000



Parcel 1.

A 19.29 acre site. There is also a communication tower on the property that is rented out for \$10,000/annually. There is a large treed section on the southeast corner as well along the western property line.

The 19.21 acre parcel is currently zoned as M-Industrial. The United Counties Official Plan recognizes the subject property as an "Urban Settlement Area", which also encourages Brownfield redevelopment where possible.

An application for an Official Plan Amendment and Zoning By-Law Amendment to allow for a mixed use redevelopment would be required. The United Counties Official Plan recognizes the subject property as an "Urban Settlement Area" . [Zoning information online.](#)

Parcel 2.

An 8.28 acre site that is a vacant wetland parcel that sits along both sides of a tributary of Kemptville creek. This property cannot be developed. It is a combination of open fields and mature forest areas. [Zoning information online.](#)



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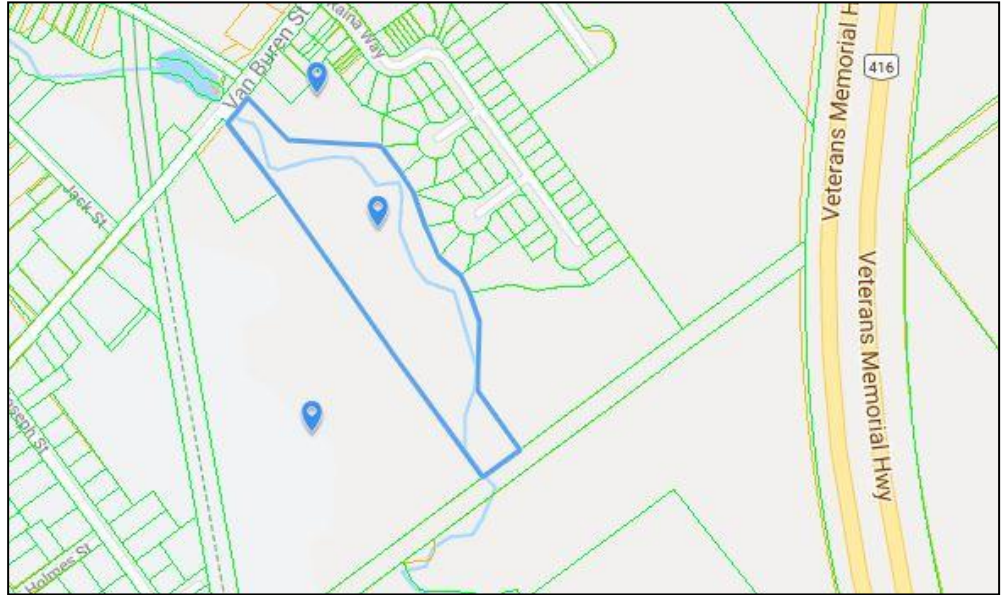
Property Data

\$3,850,000



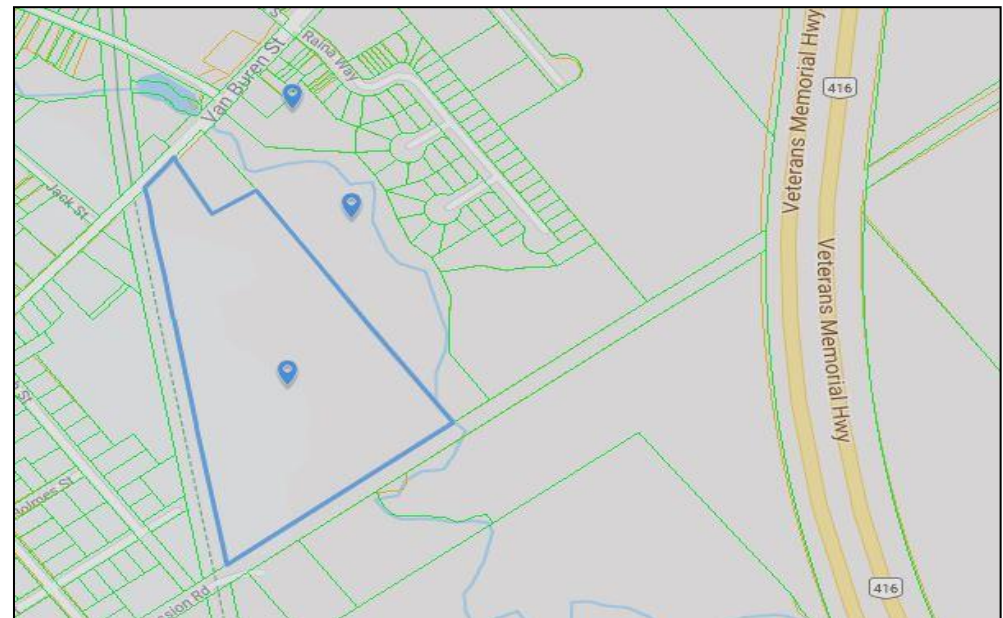
Legal Description:

-BLOCK 50, PLAN 15M-1, NORTH GRENVILLE. SUBJECT TO AN EASEMENT IN GROSS OVER PT 1, 15R11309 AS IN GC15434
-PIN 681260053



Legal Description:

-PT LT A PL 11 KEMPTVILLE; PT REV W J MACDOWELL BLK PL 11 KEMPTVILLE PARTS 1 TO 4, 15R8455 S/T K5927 PARTIALLY RELEASED AND ABANDONED BY PR134357; NORTH GRENVILLE
-PIN 681260143



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