

# OntarioWide Real Estate Brokerage

## Development Opportunity

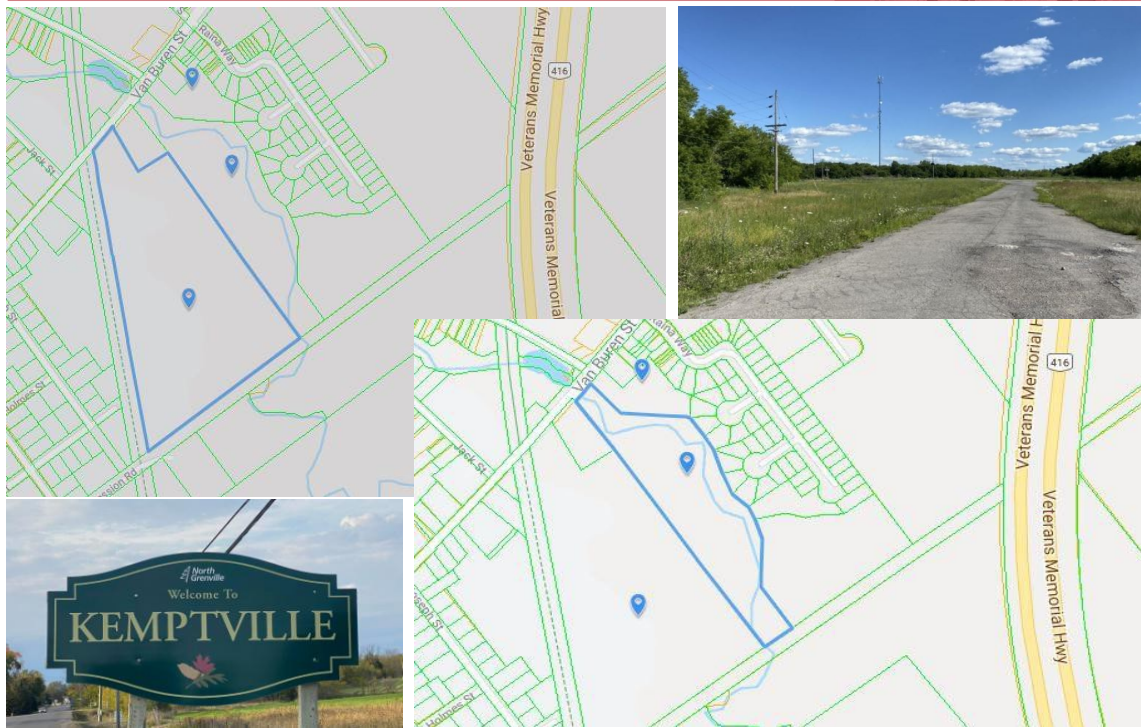
306 Van Buren St Kemptville, ON  
19.29 acre site and 8.28 acre site.

\$ 3,950,000.00 Exclusive Offering



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www.estatebroker.ca



Rarely available, a cleared 19.29 acre and 8.28 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. 4 Lane highway into 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. Property borders walking trail.

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.

### Ottawa Office

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