

Lilac & Main 36 Main Street East, Almonte



**FOR SALE**

# NEWLY CONSTRUCTED PREMIUM RENTALS

Prime Downtown Almonte Location

**FLORIAN NAGELSCHMITZ, BROKER**

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# EXECUTIVE SUMMARY



**LILAC & MAIN** is a newly constructed, high-end residential rental development in downtown Almonte. Consisting of 13 units (9 townhomes, 4 apartments) and within close walking distance to all of the Almonte's best amenities and employers.

## HIGHLIGHTS

- Tasteful, modern construction and design with large windows, high ceilings, and featuring views overlooking the Mississippi River and beautiful downtown heritage architecture.
- Prime downtown location within walking distance to the Almonte's largest employer, Almonte General Hospital, as well as a major shopping centre and grocery store, and all of the popular downtown event centres and amenities. Directly abuts the Ottawa Valley Rail Trail multi-use pathway.





# PROPERTY DETAILS

**ADDRESS:** 36 Main Street East.  
Almonte, ON KOA 1A0

**NEIGHBOURHOOD:** Mississippi Mills

**UNIT MIX:**

- 9 x 3 bedroom, 2 bath townhomes
- 3 x 2 bedroom, 1 bath apartments
- 1 x 1 bedroom, 1 bath apartment

**Total: 13 units**

**YEAR BUILT:** 2024

**LAND SIZE:** 0.95 acres (approx.)

**PARKING:** 20 spaces

**LAUNDRY:** In-suite laundry

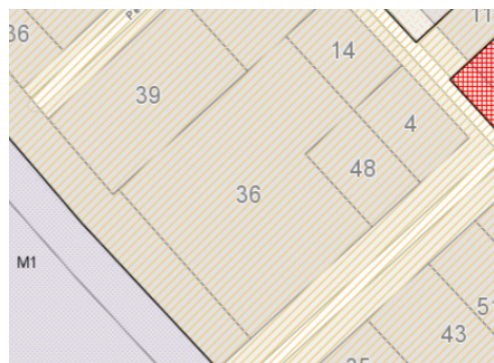
**ZONING:** R2 – Residential Second Density Zone

**HEATING:** Gas-fired forced air heating & cooling

**ROOF:** Shingle

**LEGAL DESCRIPTION:** LT 91A SEC MITCHESON PL 6262  
LANARK N RAMSAY; PT LT 93A SEC  
MITCHESON PL 6262 LANARK N RAMSAY  
PT 3, 27R9434 ; TOWN MISSISSIPPI MILLS

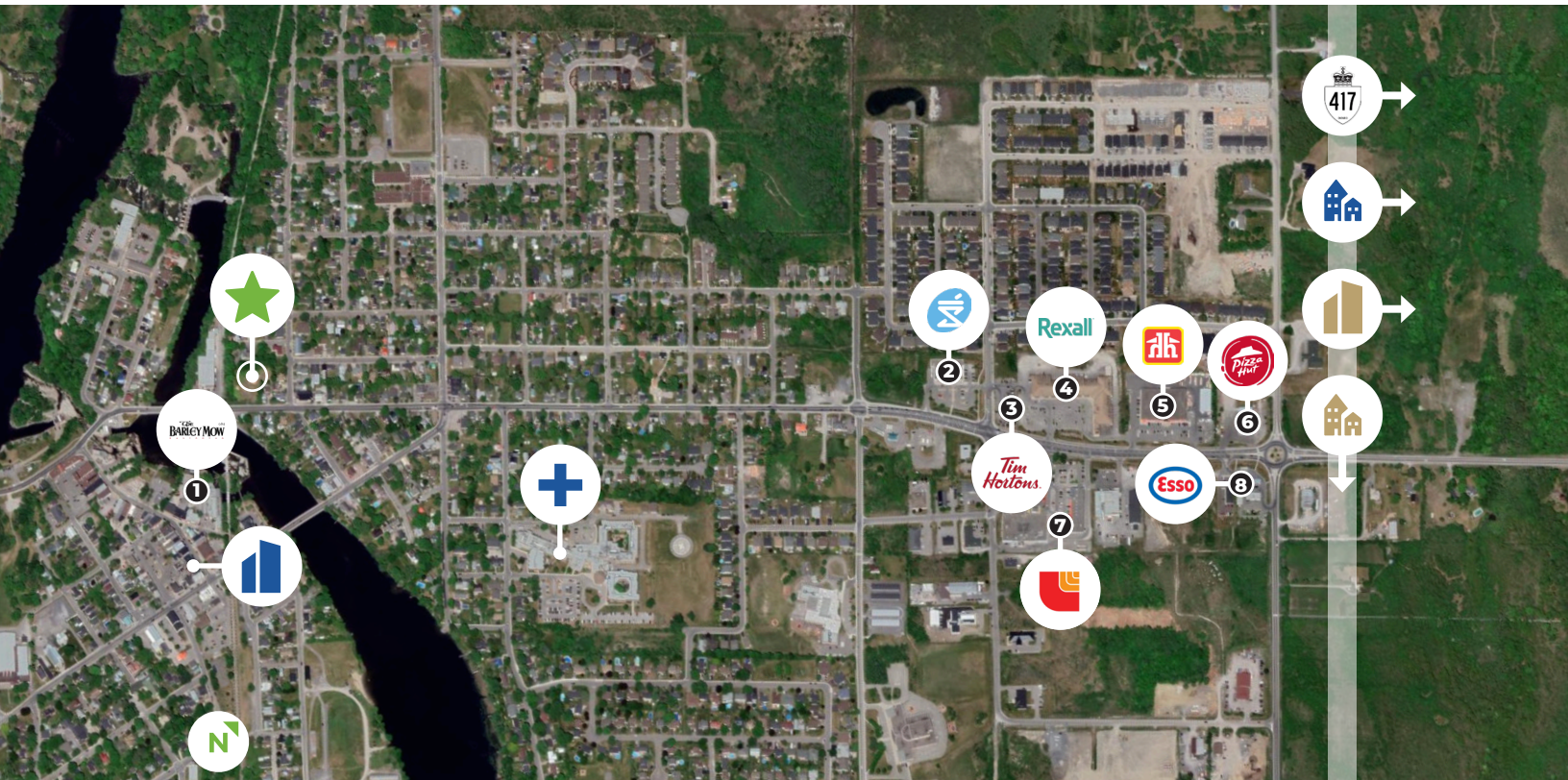
**PIN:** 050970161





# LOCATION AMENITIES

- 1 The Barley Mow Restaurant & Pub
- 2 Shoppers Drug Mart
- 3 Tim Horton's
- 4 Rexall
- 5 Home Hardware
- 6 Pizza Hut
- 7 Stoneridge Mall  
(Loblaws Anchored Shopping Centre)
- 8 Esso / Circle K
-  Downtown Almonte
-  Almonte General Hospital
-  Highway 417 (11 Min.)
-  Kanata (19 Min.)
-  Downtown Ottawa (33 Min.)
-  Carleton Place (10 Min.)





# TOWN OF ALMONTE



**ALMONTE, ONTARIO**, nestled along the picturesque banks of the Mississippi River, boasts a vibrant community that seamlessly combines rich history with modern charm. The town's economy reflects a diverse range of sectors, with a focus on manufacturing, retail, and healthcare. According to recent statistics, the unemployment rate is impressively low at 4.2%, underscoring the town's economic stability and growth potential.

Demographically, Almonte is a dynamic community with a population of approximately 5,000 residents. The town's residents span various age groups, contributing to a balanced and inclusive social fabric. The median household income is \$78,000, reflecting a prosperous community that attracts both businesses and families seeking a high quality of life.

Almonte's history is deeply rooted in the textile and milling industries, with the historic textile mills along the riverbanks serving as a reminder of its industrial

heritage. Over the years, the town has evolved into a modern hub while preserving its historic charm, making it an appealing destination for both residents and tourists.

Tourism plays a significant role in Almonte's economy, drawing visitors with its historic architecture, vibrant arts scene, and scenic landscapes. The town hosts annual events that celebrate its cultural heritage, attracting tourists from neighboring regions. Notable attractions include the Mississippi Mills Heritage Museum, showcasing the town's industrial past, and the picturesque Almonte Old Town Hall, which serves as a cultural and artistic hub.

In conclusion, Almonte, Ontario, presents a compelling blend of economic prosperity, diverse demographics, rich history, and vibrant tourism, making it an attractive destination for businesses, residents, and visitors alike.



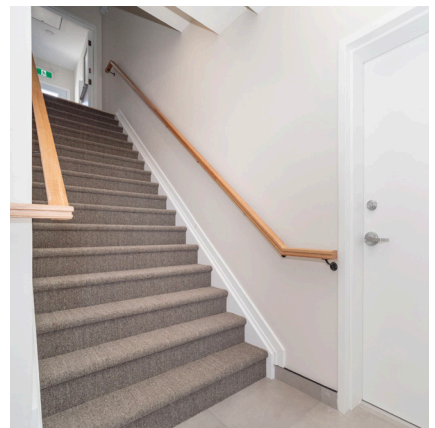


# PROPERTY PHOTOS





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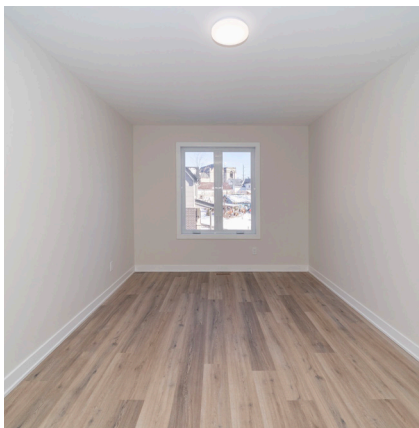
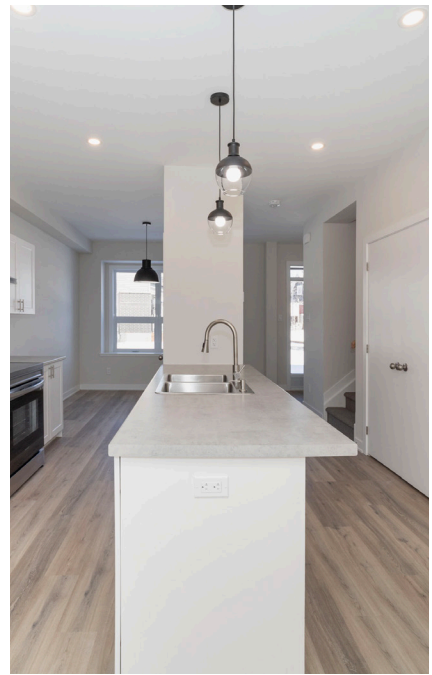


# PROPERTY PHOTOS





# PROPERTY PHOTOS







**Florian Nagelschmitz, Broker**



**Capital Commercial Investment Corporation, Brokerage,**

is a full service Real Estate Brokerage firm which specializes in the Investment Commercial, Multi-Residential, Development Land, and Seniors' Housing markets throughout Ontario.

We offer a full range of related services including construction management, leasing, valuation, and property management. We are committed to providing the highest standard of professional service as a result of in-depth market and investment knowledge, dedication to integrity, and our drive to succeed.

**Florian Nagelschmitz** has worked in the commercial real estate industry for over ten years, with investment sales experience across commercial asset classes including multi-residential, retail, seniors' housing, development land and land speculation. Utilizing targeted information gathering tools and a Canada-wide network, Florian identifies off-market opportunities specific to the needs of the institutional, private equity and individual investors he represents.

Florian holds a bachelors commerce degree in Real Estate and Housing from the University of Guelph.

