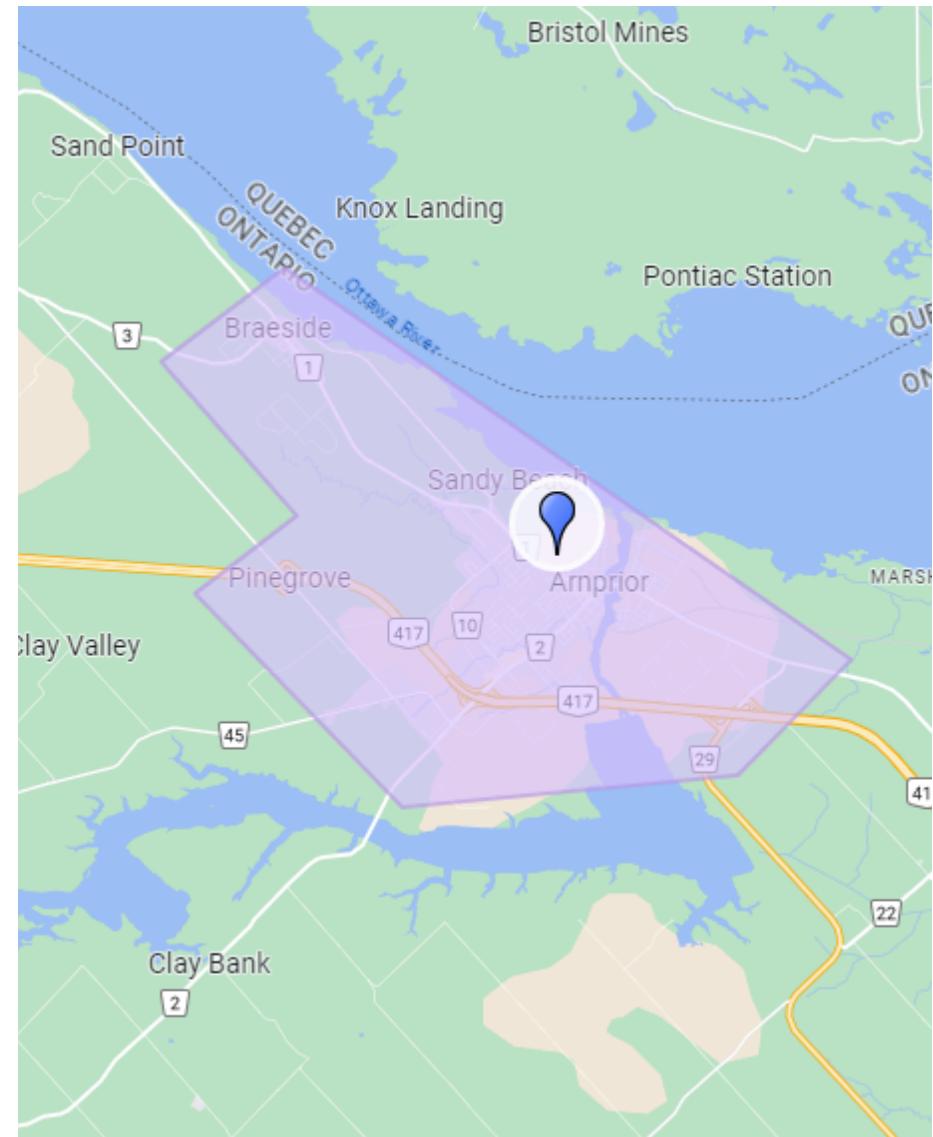


FOR SALE  
31 Staye Ct Dr  
Arnprior, ON



# Location

Arnprior, Ontario, is a growing town in the Ottawa Valley, located where the Madawaska and Ottawa Rivers meet. Accessible via Highway 417, it connects easily to Ottawa and surrounding areas. The town's economy is driven by key sectors like manufacturing, healthcare, and small businesses, with major employers including Arnprior Aerospace and Arnprior Regional Health. With a population of 9,629 as of 2021, Arnprior is growing faster than provincial and national averages. The community is known for its vibrant cultural scene, featuring events like the Arnprior Fair and a historic downtown filled with shops and restaurants.



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**BROKER:** Kwesi Bourne

**PHONE:** 613-883-3366

**EMAIL:** [kbourne@klbinvesting.ca](mailto:kbourne@klbinvesting.ca)

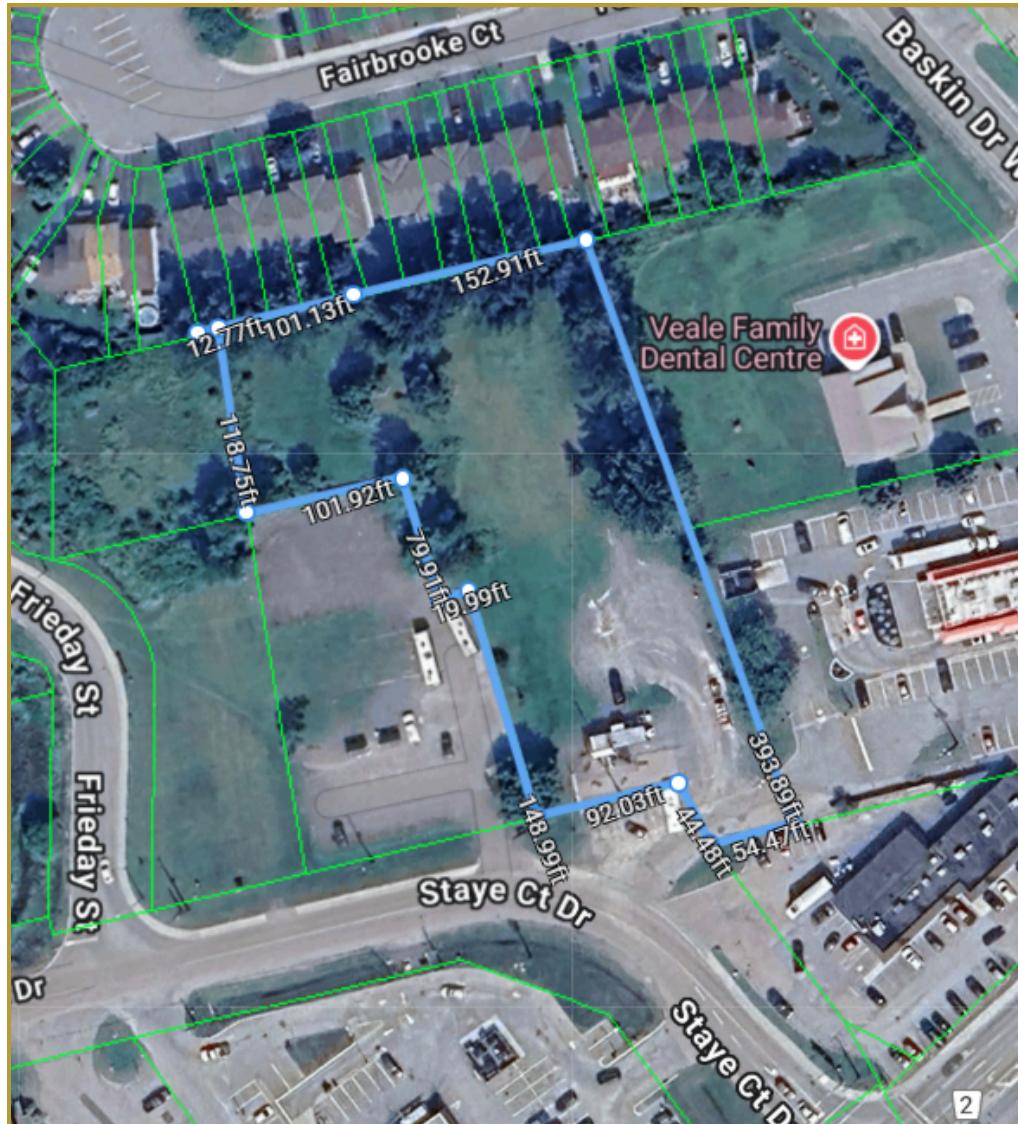
**WEBSITE:** [www.klbinvesting.ca](http://www.klbinvesting.ca)

# The Map



# Property Description

- **Address:** 31 STAYE COURT DR, ARNPRIOR, K7S0E8
- **Month to Month Lease:** \$2,400
- **Current Taxes:** \$2,378.82
- **Zoning:** Mixed-use commercial employment (MU-CE)
- **Frontage:** 136.65 ft
- **Lot Size:** 1.563 ac
- **Legal Description:** PT LT 4, CON A BEING PARTS 1, 2 AND 3 PLAN 49R20873; S/T MN12247 SUBJECT TO AN EASEMENT AS IN R276450 TOWN OF ARNPRIOR
- **ARN:** 470200007003400
- **Pin:** 573220445



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# Aerial Photos



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# Surrounding Amenities Map



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# Zone Standards

<b>Minimum Lot Frontage</b>	30.0 metres
<b>Minimum Lot Area</b>	1,858m <sup>2</sup>
<b>Minimum Front Yard</b>	6.0 metres
<b>Minimum Rear Yard</b>	12.0 metres
<b>Minimum Exterior Side Yard</b>	6.0 metres
<b>Minimum Interior Side Yard</b>	3.0 metres
<b>Maximum Height</b>	14.0 metres

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# Permitted Uses

- Animal clinic
- Art gallery
- Banquet hall
- Brewery
- Business office
- Business service use
- Car wash
- Child care centre
- Commercial fitness centre
- Commercial recreation use,  
private
- Commercial self storage use
- Community centre
- Contractors yard or shop
- Financial institution
- Gas bar
- Home improvement centre
- Hotel
- Industrial use
- Kennel and kennel, day
- Library
- Light equipment sales and  
rental use
- Medical office

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# Permitted Uses

- Motel
- Motor vehicle body shop
- Motor vehicle repair garage
- Motor vehicle rental establishment
- Motor vehicle sales and rental establishment
- Museum
- Parking lot, commercial
- Personal service use
- Place of worship
- Private club
- Refreshment stand
- Refreshment vehicle
- Repair shop
- Restaurant
- Retail store
- School, commercial
- School, commercial trade
- Trade and convention centre
- Warehouse

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## CONTACT US

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**ROCKLAND OFFICE:** 634 Laurier Street, Rockland, ON K4K 1 E7

**BROKERAGE OFFICE:** 1376 Bank St. Ottawa, ON K1H 7Y3



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For Sale**