



ENCORE
COMMERCIAL **REAL** ESTATE

EXCLUSIVE LISTING



INVESTMENT OPPORTUNITY
2021 ROGERS ROAD
PERTH ONTARIO



AREA OVERVIEW

- Located within an hour of Downtown Ottawa, and minutes from Highway 7
- Healthy manufacturing, production, and light industrial sectors
- Benefit from strong tourism
- Enjoy dealing with a smaller township for approvals
- Many retail and health services and other conveniences in Perth
- Perth is very established and known for having preserved historic buildings
- Surrounding land uses are a mix of industrial, commercial and residential.
- Perth is part of Lanark County, a sub-region of South-East Ontario. The Lanark County also includes neighbouring towns of Carleton Place, and Mississippi Mills, as well as the townships of Drummond/North Elmsley, Beckwith, Lanark Highlands, Montague, and Tay Valley.
- The town of Perth is the heart of Lanark County and has been awarded the title of “Prettiest Town in Ontario.” Located on the TransCanada highway, a major artery through the Ottawa Valley, Perth is a hub for tourism in Eastern Ontario and an attractive residential community for Ottawa commuters. Perth’s main retail corridor is afforded excellent highway visibility and is the location of choice for the majority of Perth’s national retailers. LCBO, YIG, Shoppers Drug Mart and Tim Horton’s can all be found along this coveted stretch of Perth’s main thoroughfare.



- Benefit from dealing with a smaller township for approvals
- Enjoy the retail and health services and other conveniences in Perth
- Perth is very established and known for having preserved historic buildings
- Opportunity to develop a new neighborhood & community
- Steps from the new Lanark Lifestyles retirement residence
- Surrounding land uses are a mix of residential, commercial and industrial properties
- Lanark County is located in the sub-region of South-Eastern Ontario. The county is characterized by its diverse landscape and diverse fauna and flora. The county is comprised of the towns of Carleton Place, Mississippi Mills, and Perth as well as the townships of Drummond/North Elmsley, Beckwith, Lanark Highlands, Montague, and Tay Valley. Arnold Drive is located in the Township of Drummond/North Elmsley, immediately adjacent to the Town of Perth.
- The town of Perth is the heart of Lanark County and has been awarded the title of “Prettiest Town in Ontario.” Located on the TransCanada highway, a major artery through the Ottawa Valley, Perth is a hub for tourism in Eastern Ontario and an attractive residential community for Ottawa commuters. Perth’s main retail corridor is afforded excellent highway visibility and is the location of choice for the majority of Perth’s national retailers. LCBO, YIG, Shoppers Drug Mart and Tim Horton’s can all be found along this coveted stretch of Perth’s main thoroughfare.
- Located an hour from Downtown Ottawa, Perth is a city of ~6,000 residents with a GDP of \$1B. The largest sector of employment in the region is tourism (including food services, accommodation, and retail) which employs ~22.5% of the workforce across 159 businesses, with healthcare and social services second at ~14% of the total employment. The area also has a strong manufacturing sector, and production is diversified across categories like textiles, commodities, and household goods. The town is also notably a net employer, with over 6,500 jobs for just under 6,000 residents. EASE OF ACCESS Only minutes from highway 7 and the CP Rail Station, the area is well positioned to serve both local and pass-through traffic from Ottawa and Toronto as part of a secondary route from one city to the other. RETAIL CENTRE The nearby retail district contains a grocery-anchored plaza, a hardware store, and a collection of restaurants. The subject property is within 1 kilometer of all three grocery stores in the city, and the majority of retail overall.



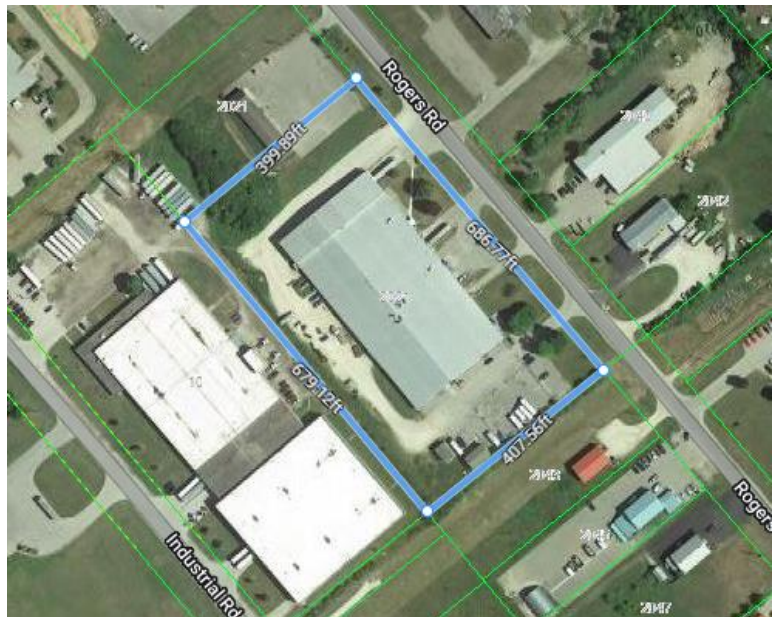


- Excellent investment opportunity in the heart of Perth's industrial sector
- Partial stabilized income with a national anchor tenant, 4+ years remaining
- Upside potential as leases roll over to increase base rents
- Lot Size: 6.3+ Acres (approximately)
- Building Area: 77,000 + rentable square feet
- Excess land to potentially expand the building to the south
- M2 – General Industrial Zoning
- Three sprinkler systems
- Multiple separate utility metres
- 600-volt service with new transformer
- Multiple dock level and drive-in doors
- Ceiling heights range from 12 to 16 feet, and up to 25 plus feet in the northern section of the building



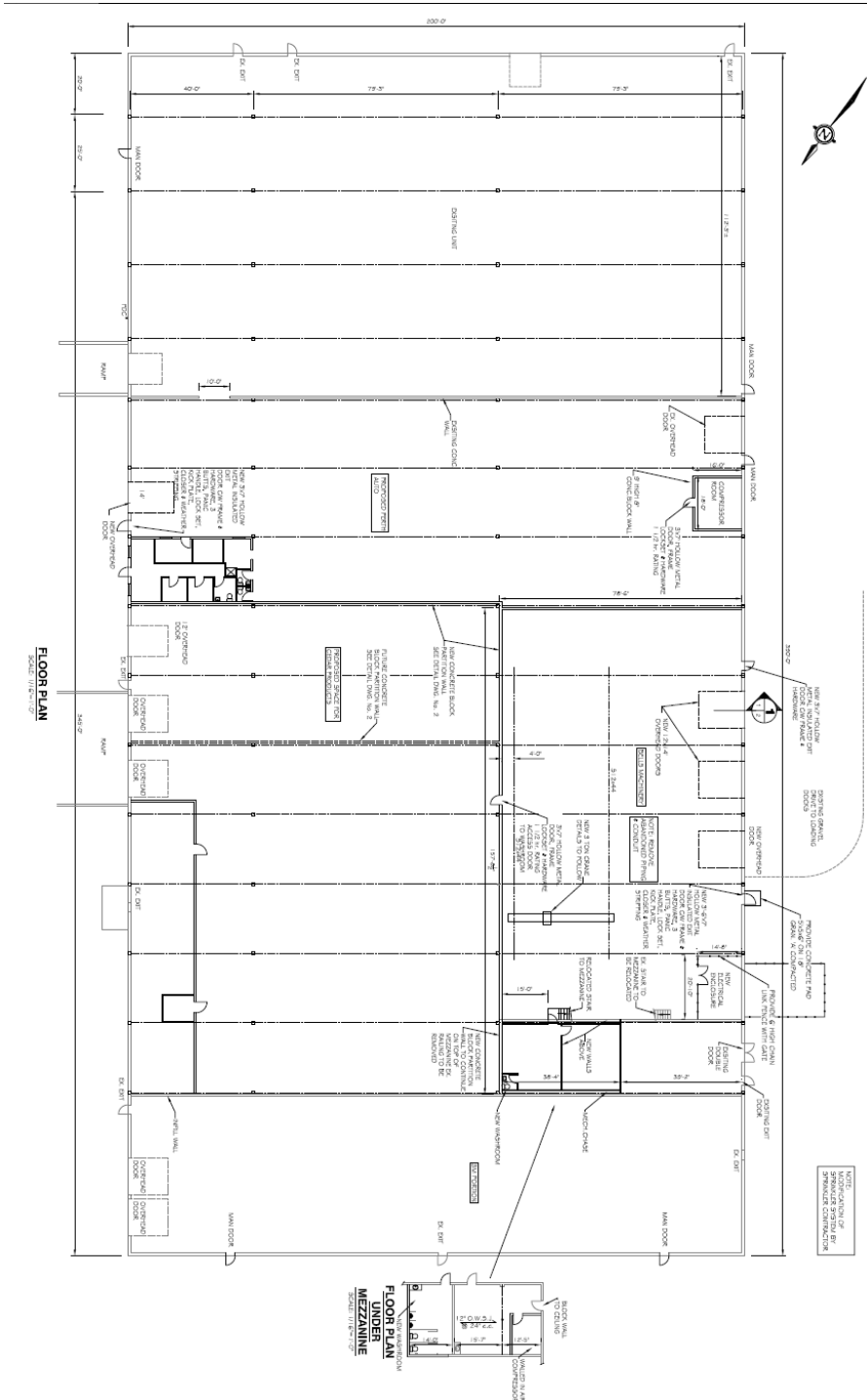


ENCORE
COMMERCIAL REAL ESTATE



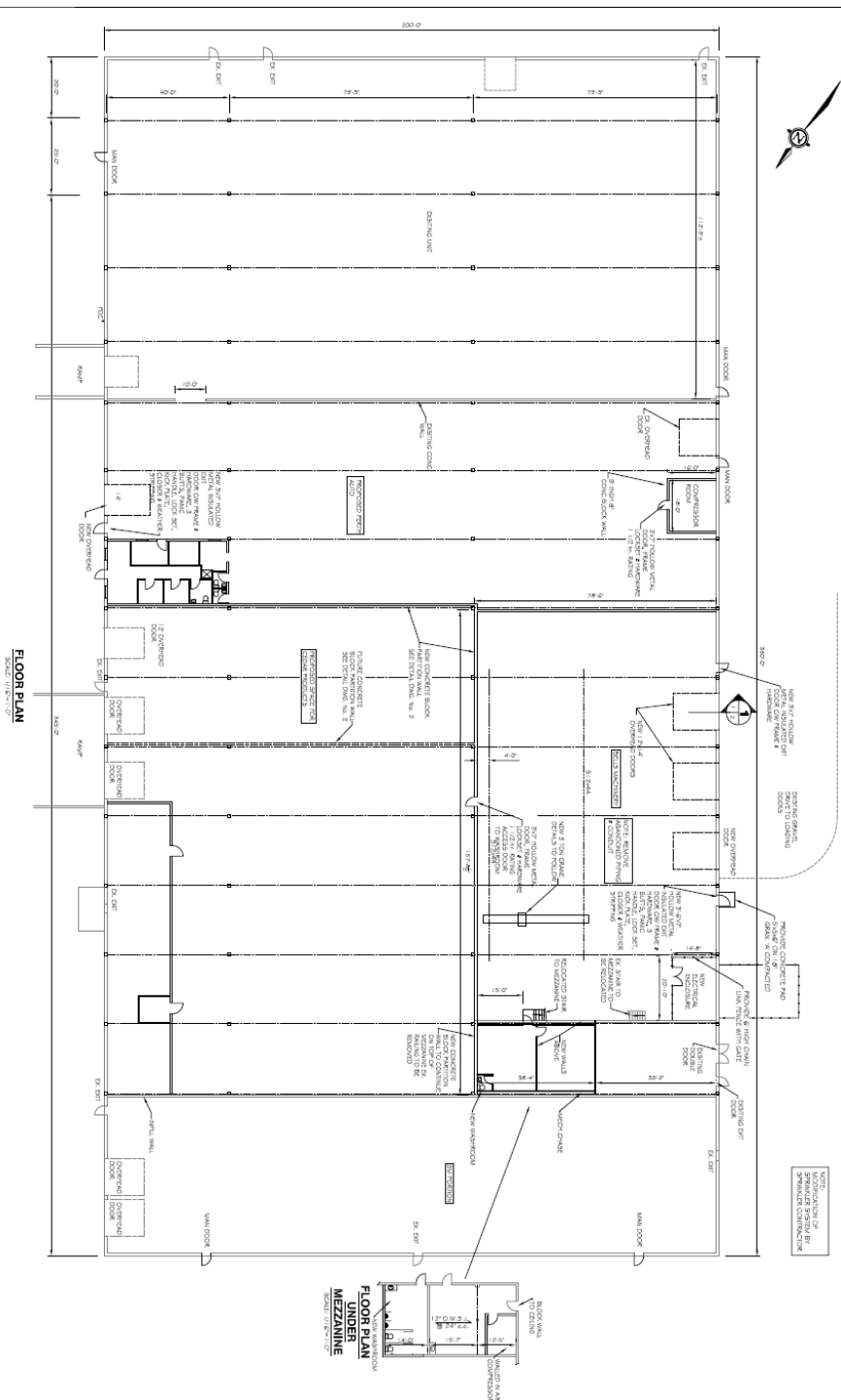


ENCORE
COMMERCIAL REAL ESTATE





ENCORE
COMMERCIAL REAL ESTATE



FLOOR PLAN
SCALE: 1/8" = 1'-0"

FLOOR PLAN
OWNER
MILWAUKEE
TRUST

