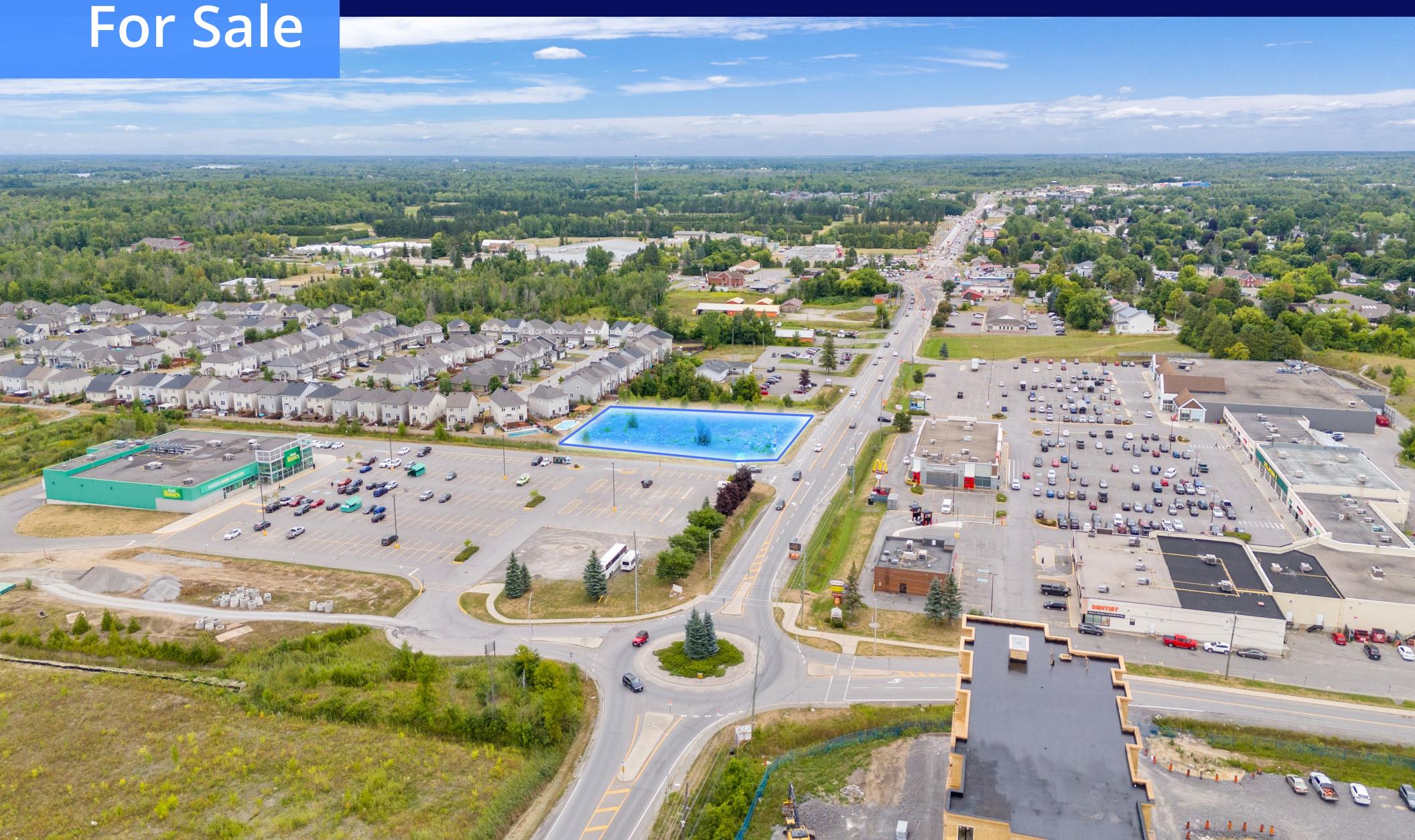


2559 County Road 43

North Grenville, Ontario

Colliers

For Sale



Property Overview

Colliers is pleased to offer a 1.15-acre retail development site on Highway 43, the main gateway to Kemptville, offering exceptional visibility and high daily traffic counts.

The property is situated in one of Eastern Ontario's fastest-growing communities, surrounded by new residential subdivisions and a strong retail corridor expanding the local customer base year over year. It is zoned Highway Commercial (C3) zoning which permits a wide variety of retail, restaurant, and service uses. Proposed concepts drawing include flexible designs.

2559 County Road 43 is 30 minutes south of Ottawa and the U.S. border via Highway 416, with pro-development local policies, active business groups, and a thriving economy supporting long-term investment success.

Civic Address 2559 County Road 43, North Grenville

PIN 681151576

Site Area 1.15 acres

Frontage 223.20 feet

Depth 214.27 feet

Taxes (2024) \$3,872.58

Zoning C3 - Highway Commercial Zone

Sale Price \$1,500,000

Possession Immediate



1.15 AC | 4653.885 m²

Location Overview

Prime Retail Location in the Heart of Kemptville's Growing Commercial Hub

2559 County Road 43 is ideally situated in the heart of Kemptville, part of the rapidly growing Municipality of North Grenville. Positioned along County Road 43—the community's main commercial corridor—the property offers excellent visibility, high daily traffic counts, and quick access to Highway 416, connecting directly to Ottawa and Highway 401.

The site occupies a prime retail position, immediately beside a busy Food Basics and directly across from Kemptville Mall, a well-established shopping destination anchored by Independent Grocer, Dollarama, McDonald's, Subway, Tim Horton's, and RBC. This strong tenant mix draws consistent shopper traffic from across North Grenville and neighbouring communities, creating a vibrant and reliable retail environment.

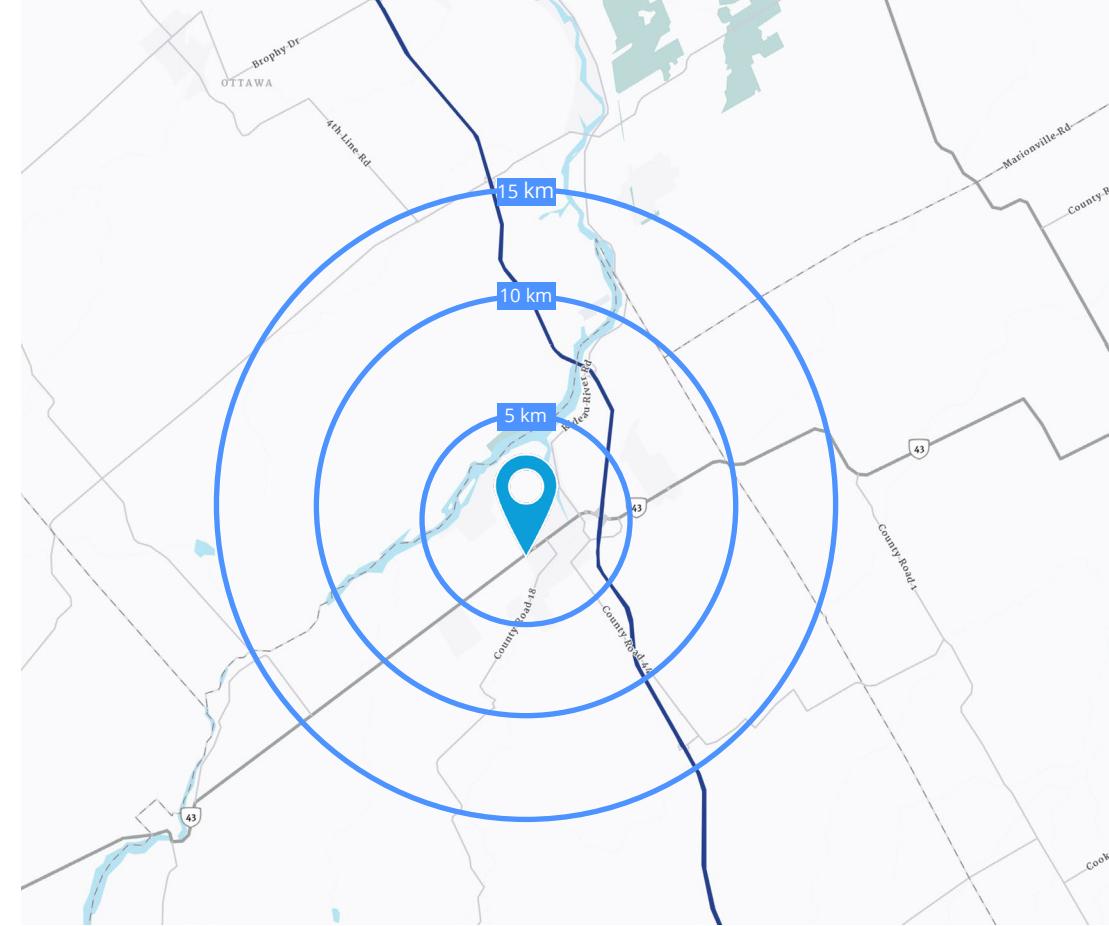
North Grenville continues to experience significant population and housing growth, supported by expanding infrastructure and its appeal as a commuter-friendly community with a high quality of life. With strong anchor retailers, high visibility, and proximity to a growing residential base, 2559 County Road 43 offers an exceptional opportunity for businesses or investors seeking a high-traffic, amenity-rich location in one of Eastern Ontario's most dynamic markets.



Nearby Demographics

Affluent, Growing Market with a Diverse and Stable Customer Base

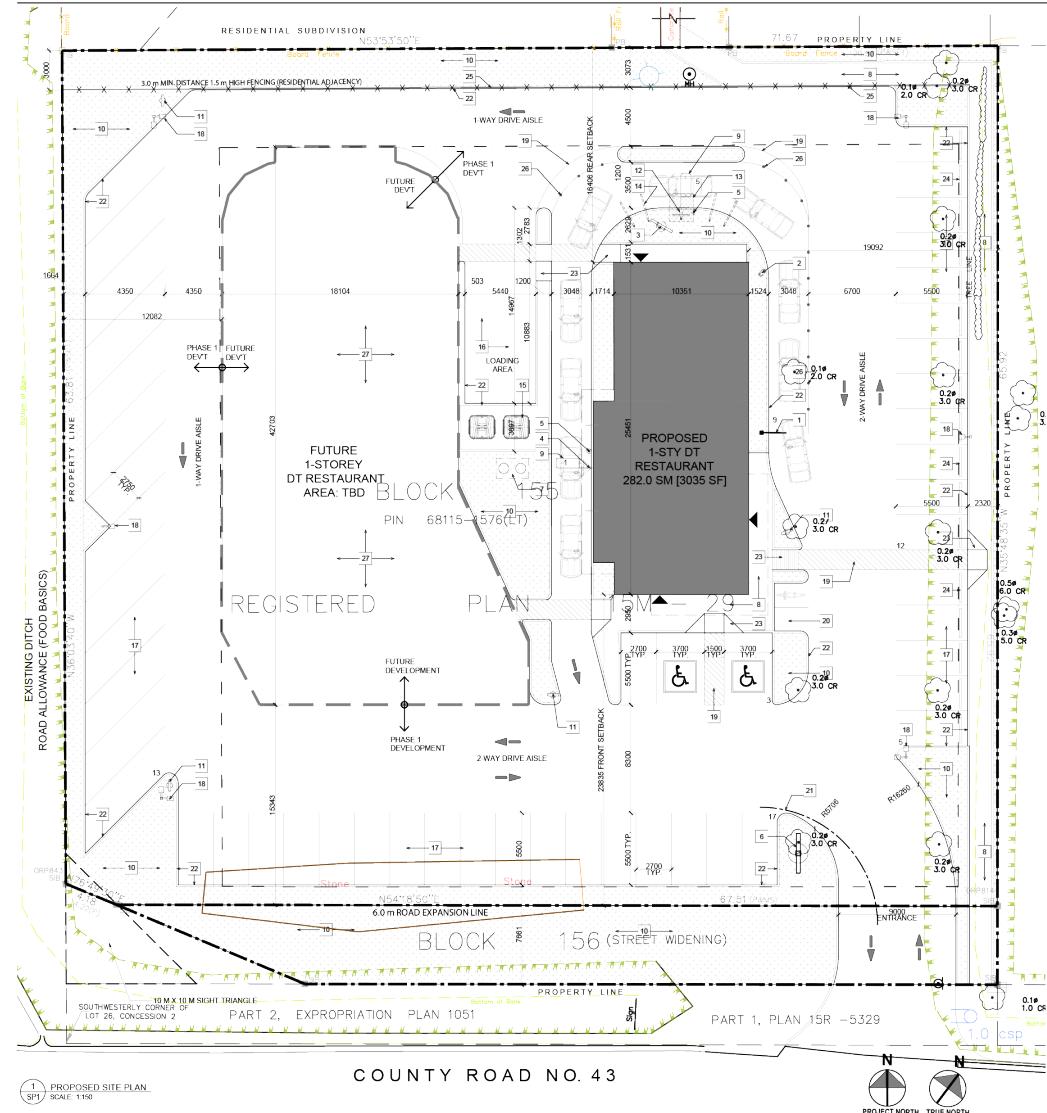
The trade area surrounding 2559 County Road 43 offers a strong and growing customer base, characterized by a mix of young families, established professionals, and retirees. The community benefits from high household incomes, a stable employment base, and a balanced age profile that supports a wide range of retail and service needs. A significant daytime population, driven by key sectors such as public administration, health care, retail, and professional services, ensures consistent activity throughout the week. This combination of affluence, diversity, and steady growth creates an attractive environment for businesses seeking long-term success.



Top Employment Sectors

#1 Public Administration 17.2%	#2 Health Care & Social 11.5%
#3 Retail Trade 10.3%	#4 Scientific and Technical Services 10.1%

Development Concepts



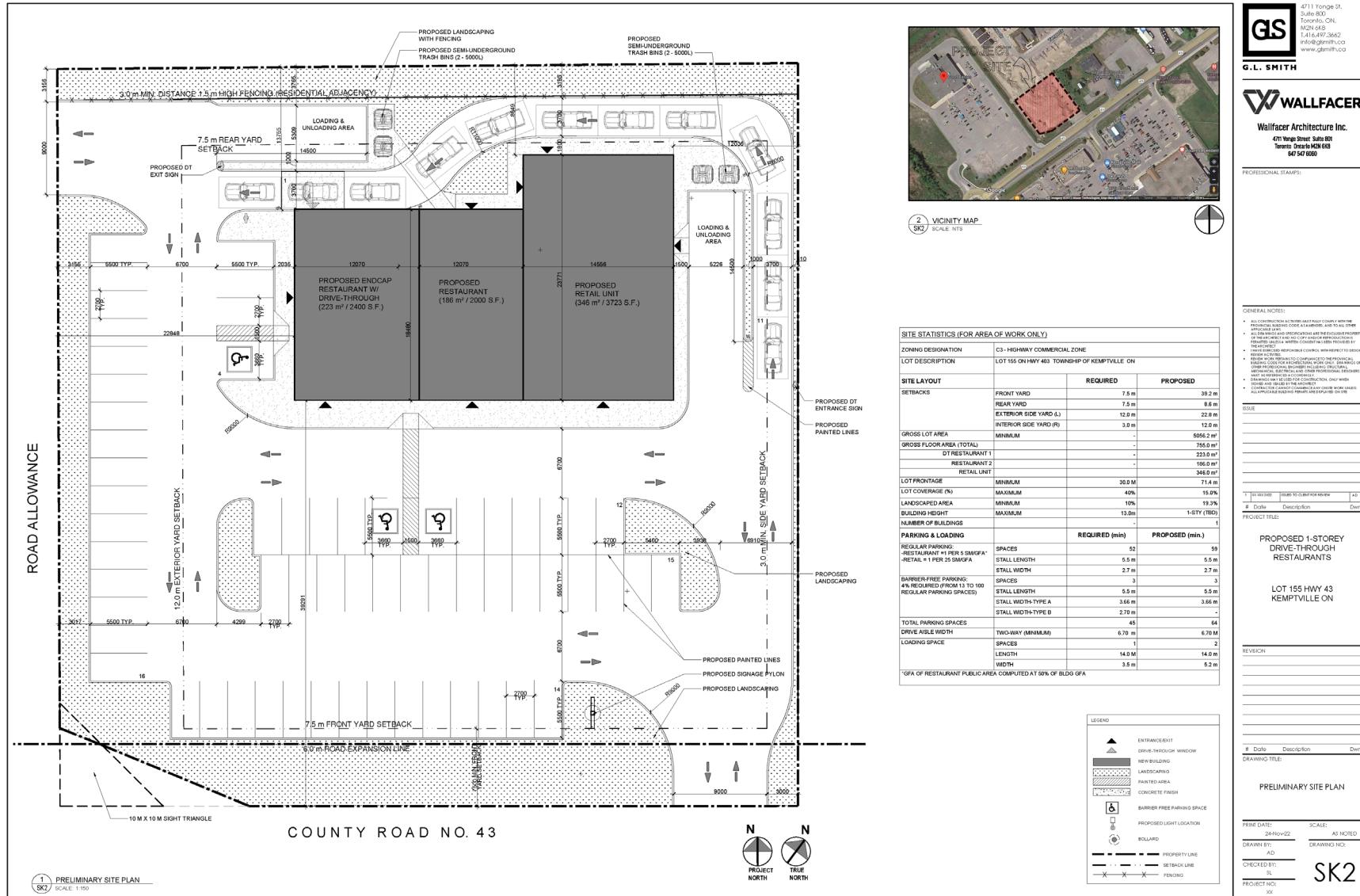
PROFESSIONAL STAMPS

2 VICTORY MAP	SPOT SEAL NTS
SITE STATISTICS	
ZONING DESCRIPTION C3-HIGHWAY COMMERCIAL ZONE	
LOT DESCRIPTION	LOT 155 ON COUNTY RD 43 TOWNSHIP OF KEMPTVILLE ON
SITE LAYOUT	
SETBACKS	REQUIRED PROPOSED
FRONT YARD	7.5 m 23.8 m
REAR YARD	7.5 m 16.4 m
EXTERIOR SIDE YARD (L)	12.0 m 15.1 m
INTERIOR SIDE YARD (R)	3.0 m 19.0 m
GROSS LOT AREA	2000 5000 m ²
GROSS FLOOR AREA (TOTAL)	- 282.0 m ²
DT RESTAURANT 1*	- 180 m ²
DT RESTAURANT 2 (FUTURE)	- 180 m ²
LOT FRONTAGE	MINIMUM 30.0 M 71.4 m
LOT COVERAGE (%)	MAXIMUM 40% 5.5%
LANDSCAPED AREA	MINIMUM 10% 15.8%
BUILDING HEIGHT	MAXIMUM 13.8m 1 STY (BD)
NUMBER OF BUILDINGS	- 2
PARKING & LOADING	
REGULAR PARKING	REQUIRED (min) PROPOSED
RESTAURANT 1 (10' X 30' MSAFA)	SPACES 21 40
	STALL LENGTH 5.5 m 5.5 m
	STALL WIDTH 2.7 m 2.7 m
DARER-3 RET. PARKING (N REQUIRED 1 FROM 1 TO 100 REGULAR PARKING SPACES)	SPACES 2 2
	STALL LENGTH 5.5 m 5.5 m
	STALL WIDTH TYPE A 3.66 m 3.66 m
TOTAL PARKING SPACES	23 50
DRIVE AISLE WIDTH	TWO-WAY (MINIMUM) 6.70 m 6.70 M
LOADING SPACES	SPACES 1 1
	LENGTH 14.0 m 14.0 m
	WIDTH 3.5 m 5.4 m
*GFA OF RESTAURANT PUBLIC AREA COMPUTED AT 40% OF BLD GFA	
NOTES	
1 DT CLEARANCE BAR SEE DETAIL 10SP2	
2 DT DIGITAL SIGN MENU BOARD SEE DETAIL 10SP2	
3 DT ORDER DIGITAL MENU BOARD SEE DETAIL 10SP2	
4 RESTAURANT DT WINDOW (PER MSAF SPECIFICATIONS)	
5 10MM DIA (1/2" STEEL PIPE) BOLLARD SEE DETAIL 10SP2	
6 PYLON SIGN (TEGRATE BY SIGNAGE CONTRACTOR)	
7 GREASE INTERceptor (1000 GAL) SEE DETAIL 10SP2	
8 CONCRETE SIDEWALK (1/2" SLAB) SEE DETAIL 10SP2 & 10SP3	
9 DT VEHICLE LOOP DETECTOR SEE DETAIL 10SP2	
10 LANDSCAPED AREA SEE LANDSCAPE DRAWINGS	
11 DIRECTIONAL SIGNAGE SEE DETAIL 10SP2	
12 DT SPEAKER POST SEE DETAIL 11SP2	
13 DT CANOPY SEE DETAIL 10SP2	
14 DT LED LIGHT POST SEE DETAIL 10SP2	
15 (2) SUB-SURFACE TRASH LUNS SEE DETAIL 10SP3	
16 LOADING BAY	
17 REGULAR PARKING	
18 POLE SIGN LIGHTING SEE DETAIL 10SP2	
19 PAINTED LINES / ARROWS	
20 BIKE / MOTORBIKE PARKING SEE DETAILS 10SP3 & 6SP3	
21 FIRE ROUTE INSIDE CURB LINT	
22 NEW CONCRETE CURB SEE DETAILS 4/10SP3 & 6/10SP2	
23 DEPRESSED CURBS	
24 PARKING WHEEL STOPS SEE DETAIL 7SP3	
25 1.5M HIGH SHADOW BOX (ENGAGING) SEE DETAIL 5SP3	
26 FLEX TRAFFIC DELINEATORS SEE DETAIL 8SP3	
27 GRAVEL BASE (ALONG WITH ASPHALT DRIVE LINE)	

GENERAL NOTE
ARCHITECTURAL SITE PLAN IS TO BE USED FOR GUIDELINE REFERENCING ONLY. ALL SITE SPECIFICATIONS AND REQUIREMENTS ARE TO BE CONSULTED WITH ARCHITECT.
MECHANICAL / ELECTRICAL AND CIVIL ENGINEER TO REVIEW AND APPROVE THE CIVIL DESIGN COMPLETE CIVIL PACKAGE CONSULTANT APPROVALS.
LANDSCAPE DESIGN BY THE LANDSCAPE CONSULTANT FOR APPROVALS.
LEGEND
▲ ENTRANCE/DRIVE THROUGH WINDOW
■ NEW BUILDING
◆ LANDSCAPING
● PAINTED AREA
◆ CONCRETE FINISH
◆ BARRIER FREE PARKING SPACE
◆ PROPOSED LIGHT LOCATION
◆ BOLLARD
— PROPERTY LINE
— SETBACK LINE
— FENCING

REVISION
Date Description Dwn
DRAWING TITLE
PROPOSED SITE PLAN
POINT DATE: 05-Apr-2023
SCALE: AS NOTED
DRAWING NO: 40
CREATED BY: SP1
PROJECT NO: XX

Development Concepts





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