

58 DUNDAS STREET EAST NAPANEE

VIRTUAL TOUR



FOR SALE \$398,000

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**Rogers
& Trainor**
Commercial Realty Inc.
Brokerage

58 DUNDAS STREET EAST - PROPERTY DETAILS

CIVIC ADDRESS: 58 Dundas Street East
Napane, Ontario, K7R 1H8

PROPERTY TYPE: Commercial - Professional Office

LEGAL DESCRIPTION: PT LT 1 S/S DUNDAS ST PL 82 AS IN LA148076; T/W LA148076; GREATER NAPANEE SUBJECT TO AN EASEMENT OVER PART 2 29R11288 IN FAVOUR OF LOT 2 S/S DUNDAS ST PLAN 82 AS IN LX132690

ARN: 1121 040 0101 1500

PIN: 450920124

BUILDING SIZE: 1,478 Sq Ft

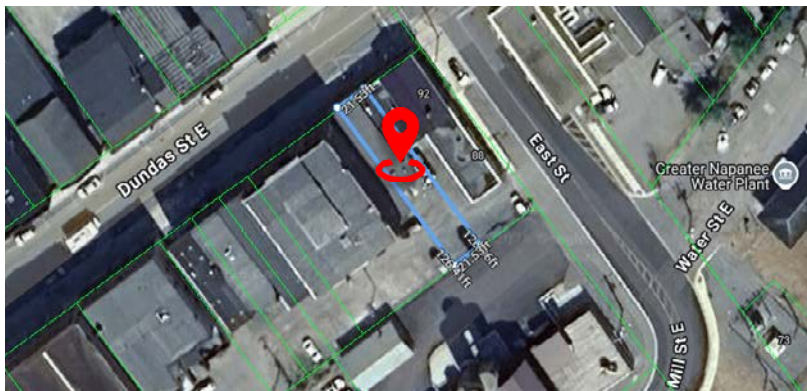
SITE AREA: +/- 0.062 Acres (2,712.50 sf)

OFFICIAL PLAN: Central Business District
Allows for a diverse range of retail, office, service, and other commercial uses, including governmental, institutional, residential, recreational & community uses

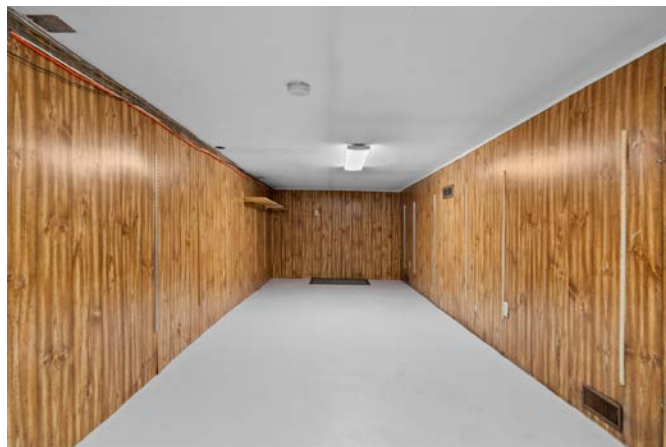
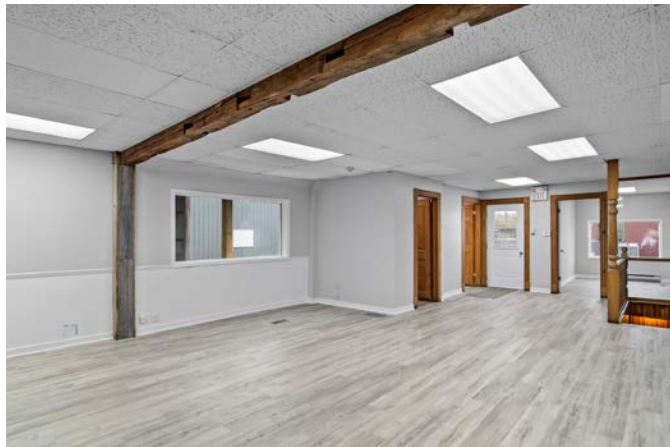
ZONING: C3 in Zoning By-Law 02-22

REALTY TAXES: \$2,420 (2025)

SERVICES: All Municipal Services to Site available

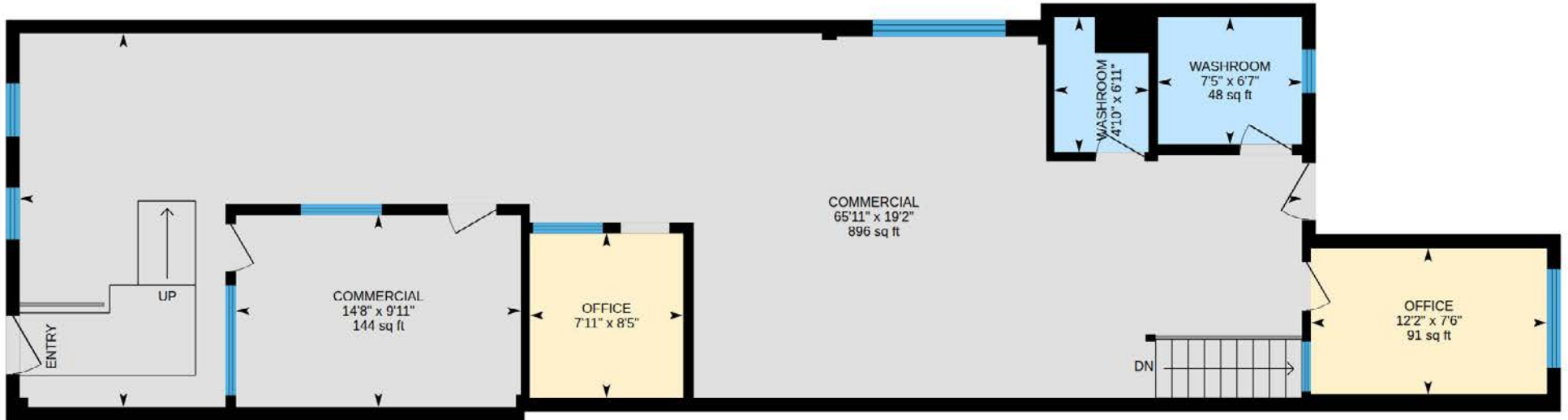


58 DUNDAS STREET EAST - PHOTOS

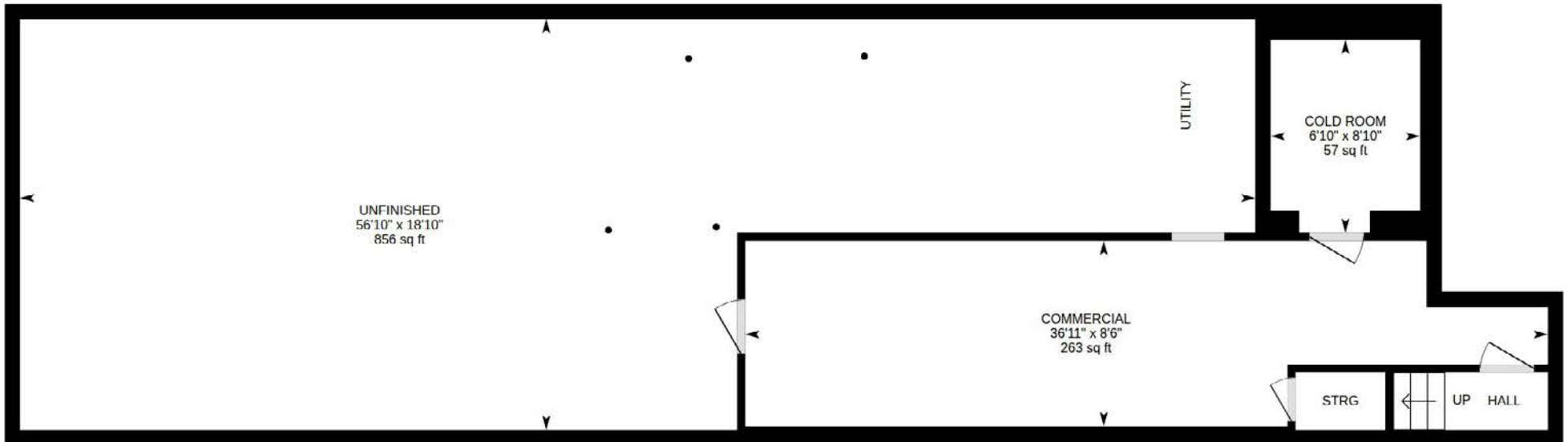


58 DUNDAS STREET EAST - FLOOR PLANS

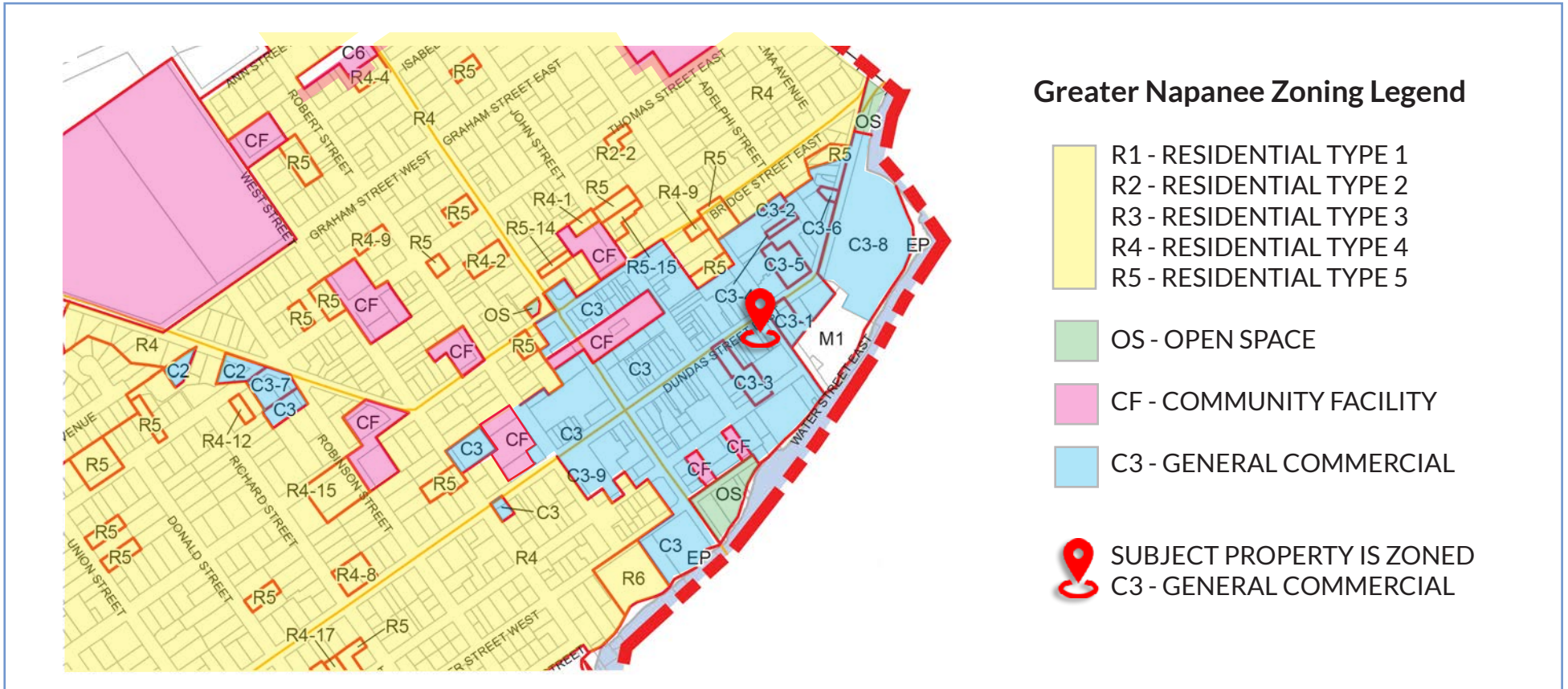
MAIN FLOOR +/- 1,349 sq ft



BASEMENT



EXISTING ZONING



Greater Napanee Zoning Legend

- R1 - RESIDENTIAL TYPE 1
- R2 - RESIDENTIAL TYPE 2
- R3 - RESIDENTIAL TYPE 3
- R4 - RESIDENTIAL TYPE 4
- R5 - RESIDENTIAL TYPE 5

- OS - OPEN SPACE

- CF - COMMUNITY FACILITY

- C3 - GENERAL COMMERCIAL

- SUBJECT PROPERTY IS ZONED C3 - GENERAL COMMERCIAL

ZONING

The property is zoned C3 in Zoning By-Law 02-22. Permitted uses include:

Residential Uses:

- Accessory dwelling unit
- Retirement Home
- Group Home
- Detoxification Centre
- Dwelling unit or dwelling units not accessory to the non-residential use
- Apartment dwelling house
- Senior Citizen's Housing
- Corrections Residence

Non-Residential Uses:

- Arcade
- Artist studio
- Auditorium
- Bank or financial establishment
- Brewing and/or wine making establishment
- Business, professional or administrative office
- Antique sale establishment
- Assembly hall
- Bakery or bake shop

- Coin operated laundry
- Convenience store
- Custom workshop
- Eating establishment
- Fraternal lodge
- Gasoline retail facility
- Liquor/beer store
- Medical/dental clinic
- Motor vehicle dealership
- Motor vehicle sales, used
- Motor vehicle service station
- Motor vehicle wash
- Dry cleaner's distribution station
- Fire hall, police station, ambulance depot
- Furniture/appliance dealer
- Light equipment sales/rental establishment
- Commercial school
- Craft shop
- Day nursery
- Drug store
- Funeral home
- Hotel
- Microbrewery
- Park
- Parking lot
- Tavern
- Parking structure
- Supermarket
- Personal service shop
- Place of entertainment
- Place of worship
- Printing establishment
- Retail establishment
- Service shop, merchandise
- Small appliance service shop
- Mixed commercial/residential development
- Taxi establishment
- Veterinary clinic
- Public use in accordance with the General Provisions of this By-law; and
- Wholesale use accessory to the foregoing.

NAPANEE, ONTARIO



Napanee is a part of the County of Lennox & Addington in the heart of Eastern Ontario. Conveniently situated along Highway 401, it's borders stretch from the shores of the Bay of Quinte on Lake Ontario north to Roblin, the western gateway to the Land O'Lakes region. Greater Napanee has a vibrant, historic town with a population of 16,879 making it a great place to live, work and play.

Napanee is blessed with one of the best-preserved historic main streets in Ontario. It reflects heritage wherever you look. Shoulder to shoulder, solid brick commercial buildings line both sides of the street. Napanee was more than 100 years old when the heart of today's town was constructed. The first settlement even predates Upper Canada which was created in 1791.

Napanee offers a stable and skilled labour force, excellent transportation facilities including mainline CN and CP Rail, VIA Rail commuter service, direct access to major highways, fibre optics, exceptional infrastructure for business, prime employment lands and local government committed to business needs.



LOCAL AMENITIES

- Canada Post
- New York Cafe
- Tim Horton's
- Shakti Yoga
- Wallace's Drug Store
- RBC, BMO, TD
- Mainstay Natural Foods
- Coffee Cravings
- Sushi Nori
- Mama Mia's Pizza
- Circle K
- Prestige Dance Academy
- Country Traditions
- LCBO
- Metro

