

AVISON
YOUNG

4.475-Acre Industrial Site

7 Superior Road, Fenelon Falls (Kawartha Lakes), ON

INVESTMENT SUMMARY



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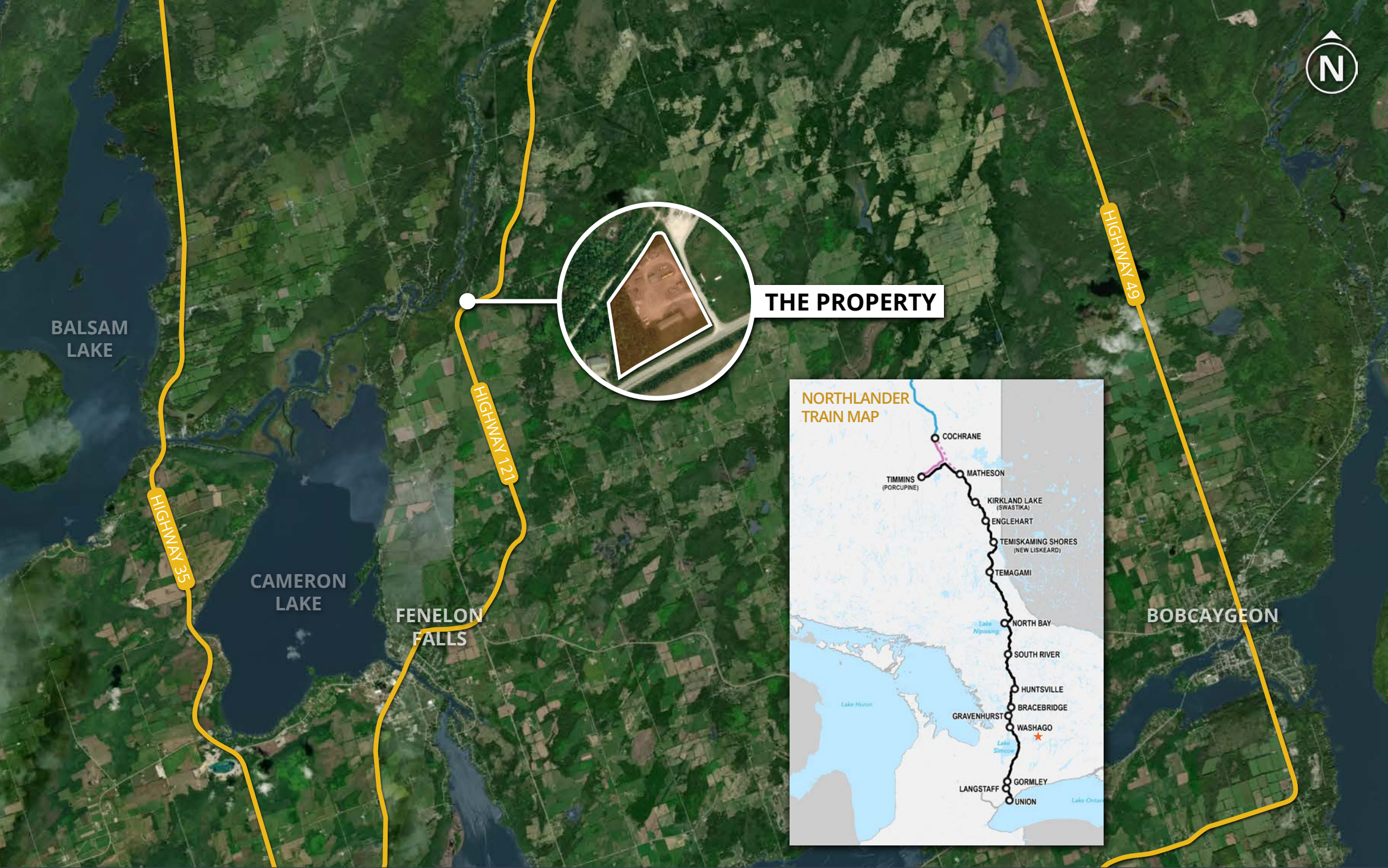
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The Opportunity

Avison Young Commercial Real Estate Service, LP has been retained by Superior Propane on an exclusive basis to advise on the sale of the 4.475-acre site located on Highway 121, north of Fenelon Fall, ON (the “Property”). This site presents the opportunity to acquire an industrial site with 4 buildings, a main building and 3 smaller storage buildings. The Property is zoned M2 - General Industrial which allows for a broad range of industrial uses.

The Property is located 8 km north of downtown Fenelon Falls, with its various shops and amenities, and 30 km north of downtown Kawartha Lakes including Lindsay Square Mall, Ross Memorial Hospital and Kawartha Lakes Municipal Airport. 80 km to the west is the town of Washago, which will be the site of a stop on the Northlander Train line set to open in 2026.

Fenelon Falls is a community with a population of approximately 2,500 within the municipality of Kawartha Lakes. Kawartha Lakes has a population of approximately 80,000, located 80 km northeast of Toronto. The region’s fertile farmland supports dairy, beef, crop, and specialty food industry, while its network of more than 250 lakes fuels a thriving tourism sector.



Property Details

Site Area:	4.475 acres
Main Building Area:	(Office/industrial): 3,660 sf
Storage Building Area:	610 + 875 + 1,090 sf = 2,575 sf
Frontage:	518 ft on Highway 121 and 500 ft on Superior Road
PIN:	631190152
Legal Description:	PT LT 20 CON 1 SOMERVILLE AS IN R208139; KAWARTHA LAKES
Zoning:	M2 – General Industrial
Price:	\$775,000

Land Use

Official Plan (City of Kawartha Lakes): Industrial

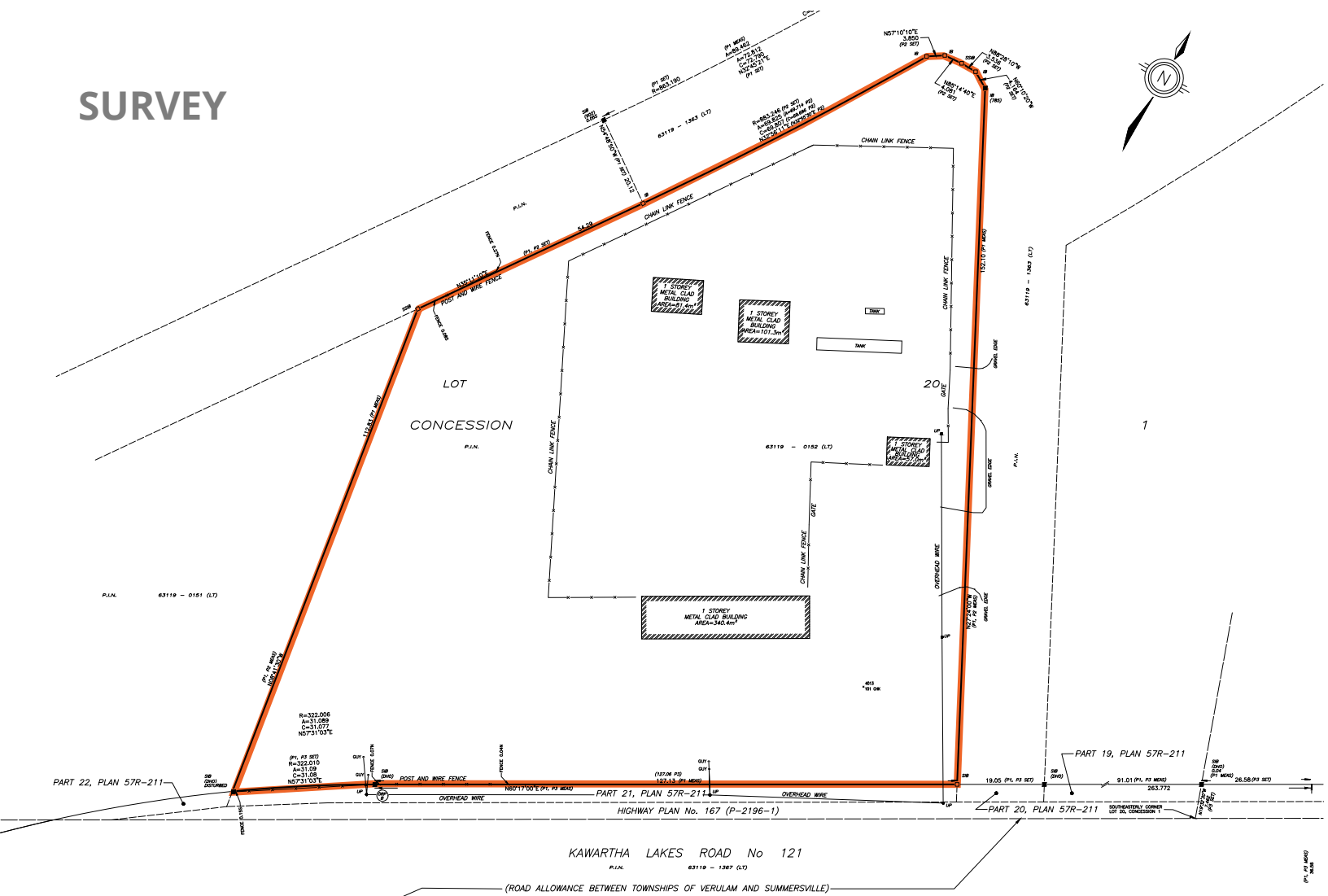
Zoning (Township of Somerville): M2 – General Industrial

Permitted Uses: All uses permitted in a Restricted Industrial (M1) Zone; Animal hospital or veterinary clinic; Auction barn, flea market or farmer’s market; Building supply and equipment depot and sales; Bulk fuel storage facility; Farm implement sales and service; Medium industry which may include such uses as: i. agricultural produce storage facility, ii. concrete mixing plant, iii. feed mills, iv. machine or welding shop, v. seed cleaning plant, vi. truck, transport or transportation depot, vii. works depots or yards; h. Outside storage accessory to a permitted use; Cannabis production and processing facility subject to General Provisions Section 18.31 (B/L 2021-057).





SURVEY



For more information please contact the listing agent:

Kelly Avison, AACI

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