

Exclusive Package



SYNERCAPITAL
Investment Realty, Brokerage & Asset Management



For Sale

**97 Madawaska St,
Arnrior, ON**



KWESI BOURNE, Broker

Tel: (613) 883-3366

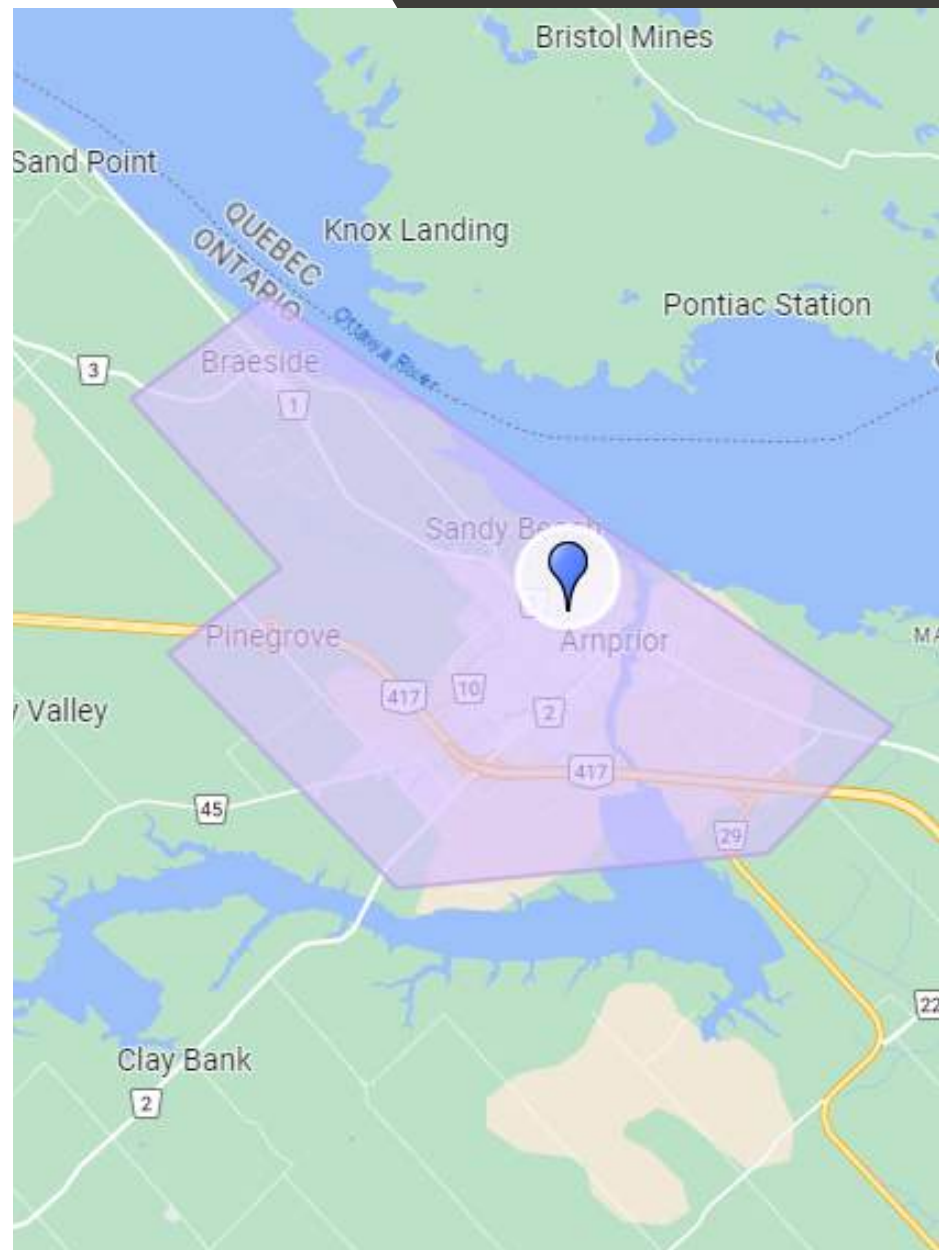
Fax: (613) 523-2931

Email: kbourne@klbinvesting.ca

Website: www.klbinvesting.ca

The 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.



DISCLAIMER: The information herein contained has been provided by the principals and sources which we deem reliable, but for which we assume no responsibility, and make no guarantees or warranties as to its accuracy. The information provided should be verified by you and your advisors, and is subject to change without notice.

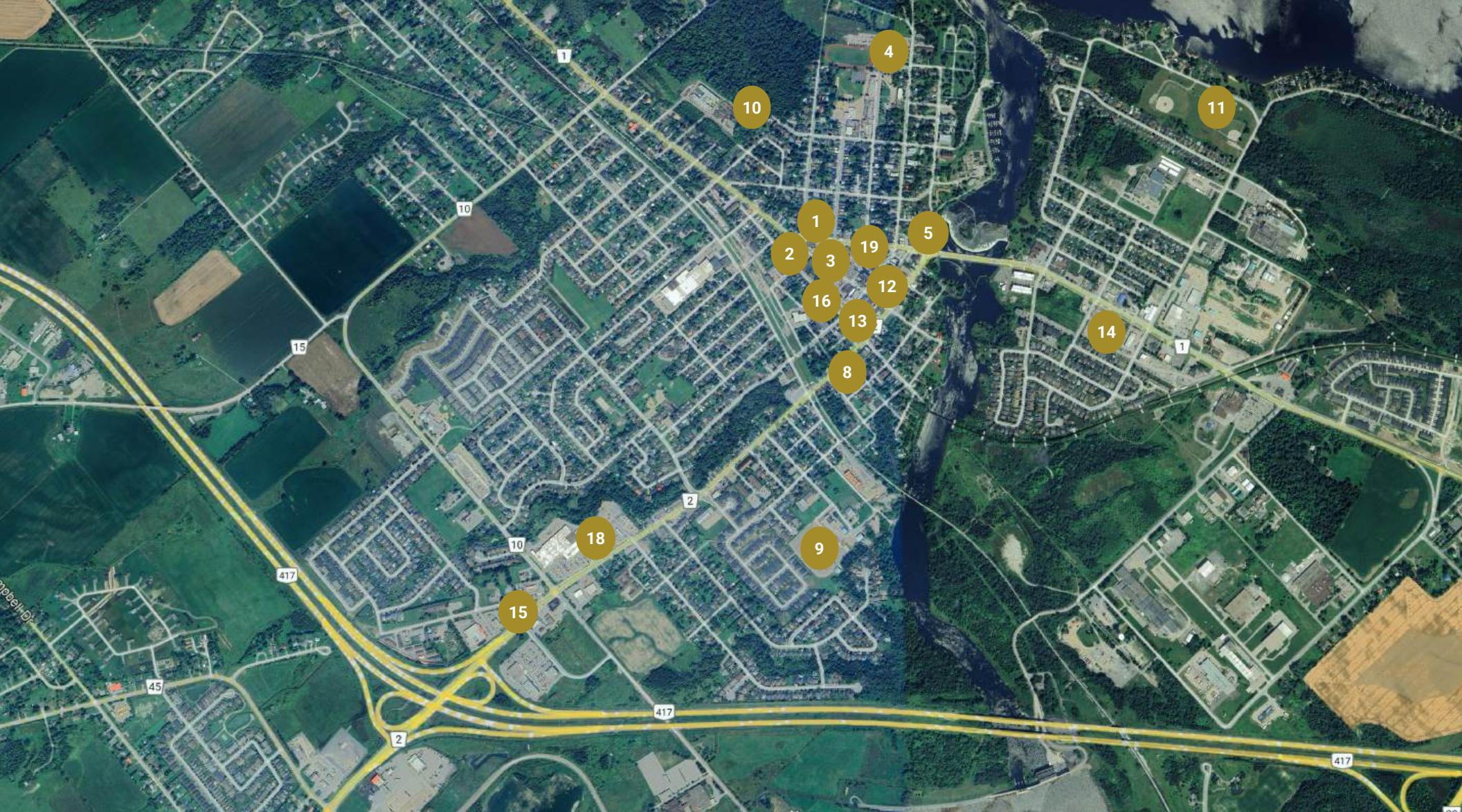
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KLB Investment Realty Advisory

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Key Location



Park



Restaurants & Coffee



Shopping

1. 97 Madawaska St.

6. Arnprior Aerospace Inc.

10. Gillies Grove Nature Reserve

12. Lumbertown Ale House

16. Giant Tiger

2. Arnprior Town hall

7. The Arnprior Airport

11. McLean Ave Park

13. Urban Angus Steak and Wine

17. NOFRILLS

3. Canada Post

8. Arnprior Animal Hospital

14. Tim Hortons

18. Canadian Tire

4. Arnprior Regional Health

9. Nick Smith Centre (Recreation)

15. Domino's Pizza

19. Convenience Store

5. Arnprior District Museum

Property Description

Address: 97 Madawaska St, Arnprior, ON

Total Lot Size: 3,681 ft²

Total Building Size: 1,662 ft²

Zoned as: Residential One (R1)

(Some commercial uses permitted)

Legal Description:

PT LT 2, HARRINGTON ST, PL 7, AS IN

R217787 ; TOWN OF ARNPRIOR - M



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Interior Photos



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Interior Photo



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Interior Photo



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Additional Photos



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Basement Photos



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Exterior Photos

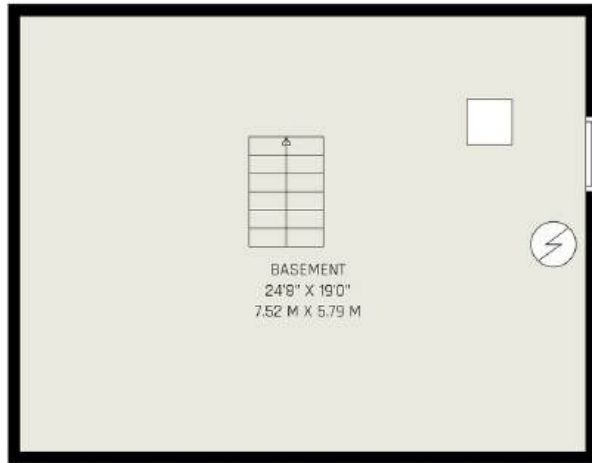


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Floor Plan



FLOOR 1



FLOOR 2



FLOOR 3

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PERMITTED USES

- Single-detached Dwelling
- Semi-detached Dwelling
- Duplex-dwelling
- Secondary Residential Unit
- Home Business
- Bed and Breakfast
- Child Care Centre
- Home Child Care



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Comparable



Address: 96 OTTAWA ST.
Arnprior, ON
Composition: 3 bedrooms
1 bathroom
Sold Price: \$313,500
Sold Date: 28-Mar-2024



Address: 10 JAMES ST.
Arnprior, ON
Composition: 3 bedrooms
2 bathrooms
Sold Price: \$490,000
Sold Date: 22-Mar-2024



Address: 262 JOHN ST N, Arnprior, ON

Type: Duplex

Sold Price: \$420,000

Sold Date: 2024-01-02

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CONTACT US



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Rockland Office: 634 Laurier Street, Rockland,
ON K4K 1 E7

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