

190 LOMBARD ST.

Smiths Falls, ON



FOR SALE

COMMERCIAL INDUSTRIAL LOT

3 acres (approx.)

190 LOMBARD ST.

PROPERTY INFORMATION

**Municipal Address:**

190 Lombard St., Smith Falls, ON, K7A 5B8



Zoning: CG & RU



Site Services at/near Property Line: Hydro



Land Size: 3 Acres (130,680 Sq. Ft.) (Approx.)



Lot Frontage/Depth: 383 Ft x 495 Ft

190 LOMBARD ST.

PROPERTY DESCRIPTION



Positioned on Lombard St (Hwy 15)-Smiths Falls' primary retail spine-190-192 Lombard gives your business CH-zoned frontage where customers already travel. Daily draw from Walmart Supercentre and the Ferrara/Settlers Ridge cluster (Canadian Tire, Your Independent Grocer) is reinforced by the Beckwith Street downtown district and weekday traffic from the Perth & Smiths Falls District Hospital, with seasonal lift from the Rideau Canal/Victoria Park. Broad exposure supports high-impact signage, and the on-site yard/parking can be configured for quick stops and efficient customer flow. The existing building is ready to renovate, with a newer roof, furnace, and hot-water tank providing a head start for a modern office, service-retail, automotive-oriented, or other CH-permitted format (buyer to verify). Buy for visibility, access, and speed-to-market-convert everyday trips into revenue and position your operation for durable cash flow.

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LOMBARD ST.

ZONING - CG & RU

Permitted uses - CG

- Accessory Dwelling
- Accessory Dwelling Unit
- Automobile Service Station
- Bank
- Building Supply Centre
- Clinic
- Commercial Parking Lot
- Community Service
- Custom Workshop
- Equipment Rental Outlet
- Funeral Home
- Garden Centre
- Home-Based Business (see Section 4.12)
- Hotel
- Instructional Facility
- Motel
- Open Market
- Personal Service
- Place of Assembly
- Private Park
- Professional or Business Office
- Recreational Establishment
- Retail Store
- Restaurant
- Service Outlet
- Tradesperson's Establishment
- Vehicle Sales or Rental Establishment
- Veterinary Clinic

Permitted uses - RU

- Accessory Dwelling
- Accessory Dwelling Unit
- Additional Residential Unit (see Section 4.2)
- Agricultural Use
- Bed And Breakfast
- Cannabis Cultivation Facility (see Section 4.5)
- Conservation Use
- Duplex Dwelling
- Existing Cemetery
- Existing Place of Worship
- Group Home - Type "A" (see Section 4.10)
- Hobby Farm (see Section 4.3)
- Home-Based Business (see Section 4.12)
- Hunting or Fishing Camp
- Kennel
- Semi-Detached Dwelling
- Single Detached Dwelling

00 LOMBARD ST.

DEMOGRAPHICS - POPULATION

Total Population

1,041
Neighbourhood (NBH)

20,900
Community (COM)

12,090
City (CITY)

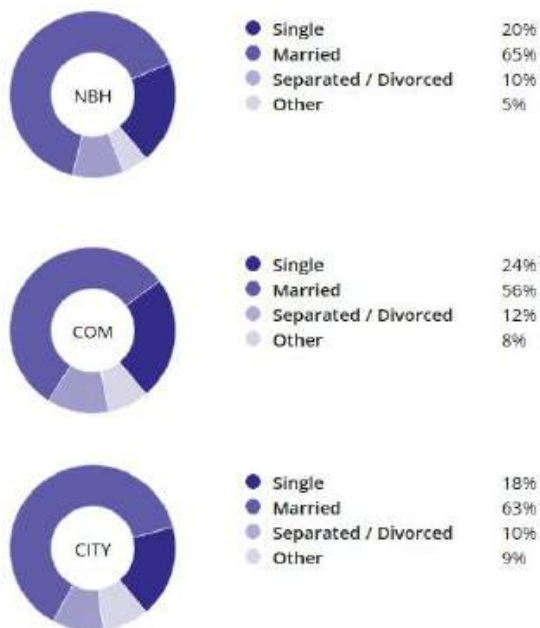
Gender



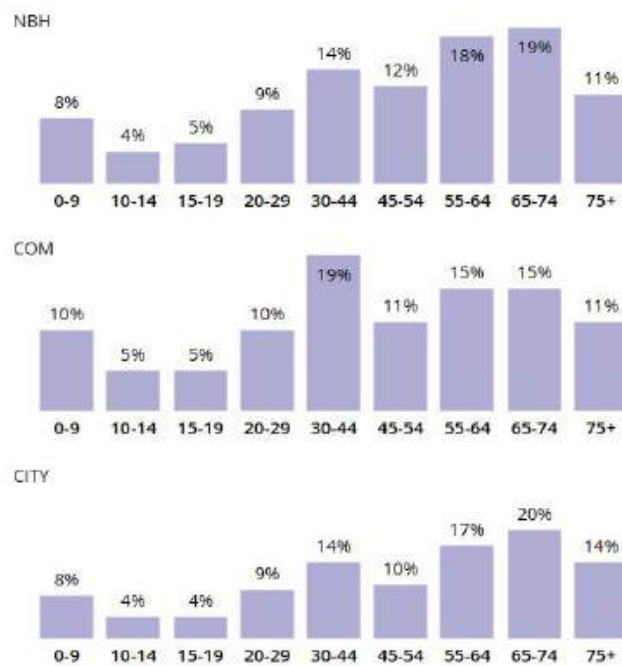
Family Status



Marital Status



Age Distribution



00 LOMBARD ST.

DEMOGRAPHICS - SOCIO-ECONOMICS

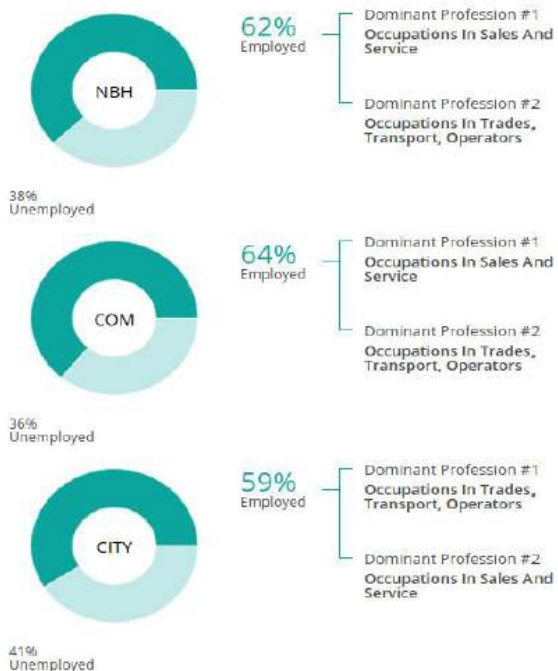
Avg. Household
Income

\$149,966
Neighbourhood (NBH)

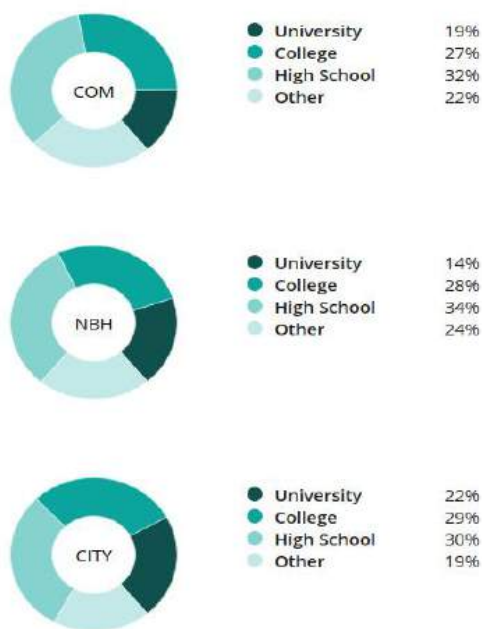
\$111,319
Community (COM)

\$127,223
City (CITY)



Employment



Highest Level of Education



Structure Details

	 Total # of Occupied Private Dwellings	 Dominant Year Built
NBH	391	1961-1980
COM	8,965	Before 1960
CITY	5,107	Before 1960

Ownership

	 Owned	 Rented
NBH	92%	8%
COM	71%	29%
CITY	86%	14%

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LOMBARD ST.

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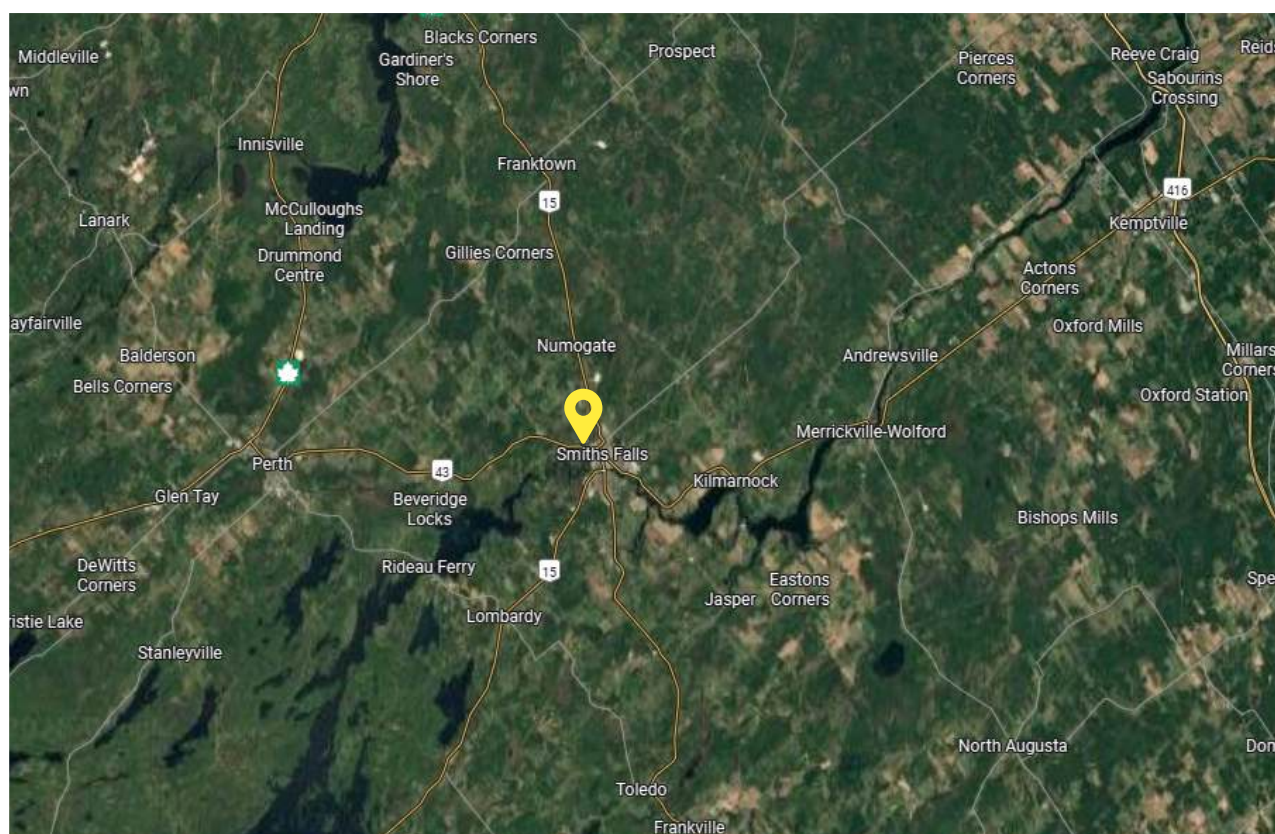
Environmental - <https://www.ontario.ca/page/make-natural-heritage-area-map>

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00 HWY 43

LOCATION

District/Neighbourhood - 901/Smiths Falls



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