

# 184 Mill Street

4.17 acres of land available for sale in Vankleek Hill, Ontario.

For Sale: Infill Residential Townhouse Site



Ian Shackell\*  
Partner  
613.963.2633  
[ishackell@lennard.com](mailto:ishackell@lennard.com)

Matt Shackell\*  
Vice President  
613.963.2636  
[mshackell@lennard.com](mailto:mshackell@lennard.com)

\*Sales Representative

Residential  
Development  
Opportunity!

**Lennard:**

420-333 Preston Street, Ottawa  
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# 184 Mill Street, Vankleek Hill



4.17 Acres of land for sale in Vankleek Hill, proposed for a 96 residential unit development site.

 Area  
**4.17 Acres**

 Zoning  
**R3-h, R3**



Price  
**\$1,395,000**



Development  
**Proposed 96 Unit  
Residential Development**

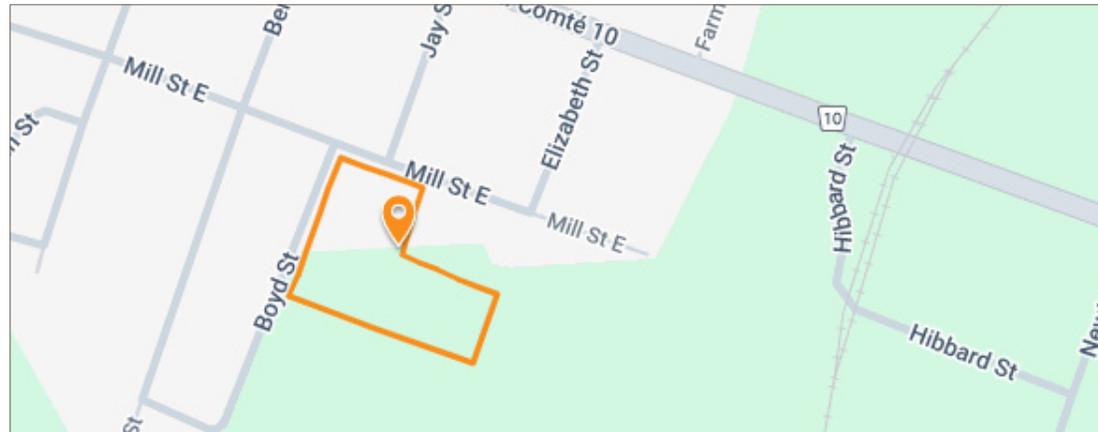


Listing Agents  
**Ian Shackell\*\***  
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\*Sales Representative \*\*Broker

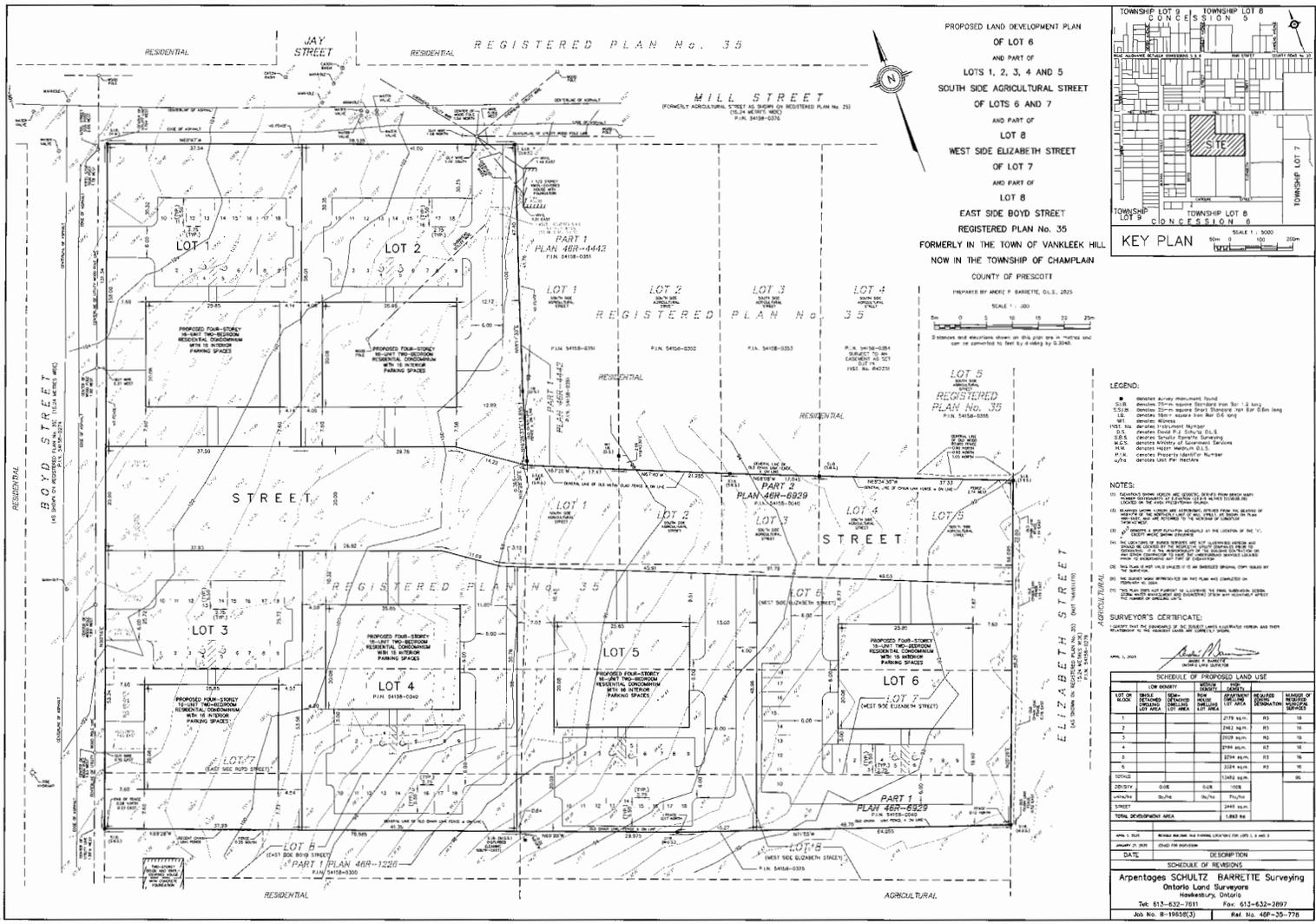
## Property Highlights

- Residential infill redevelopment opportunity for townhouse project
- Established single-family residential area, close proximity to Vankleek Community Centre and Mill Street Park.
- Up to 96 units proposed for the site with the Township of Champlain backing.



# 184 Mill Street, Vankleek Hill

## Site Plan



# 184 Mill Street, Vankleek Hill



## VANKLEEK HILL

### Local Shops and Attractions

Art galleries, farmers market, museum, Beau's Brewery, Vankleek Hill Vineyard

The Broken Kettle Bakery, Nicko's Resto-Bar, Foodland, Home Hardware

### Distances

FROM MONTREAL:

One hour from Montreal,  
45 minutes from West Island.

FROM OTTAWA:

One hour from Ottawa

Vankleek Hill is more popular than ever before. It is a great location for young families and for retirees looking to move — with a blend of arts, recreation, courses, and alluring shops.

It's a small town with a big spirit. With a population of 2,000 residents and 900+ homes, you won't believe the amount of successful fundraising events which happen here.

There are dozens of community organizations which make life here so vibrant, plus there are all kinds of outdoor activities, five churches, three schools, a busy library, day care facilities and more than 100 heritage buildings in the village core.

## HAWKESBURY

### Local Shops and Attractions

Confederation Park, Cultural Centre, Hawkesbury Golf Club, L'Original Beach

Canadian Tire, Walmart Superstore, FreshCo, multiple popular restaurants, boutique shops

### Distances

FROM MONTREAL:

One hour and 17 minutes from Montreal,

FROM OTTAWA:

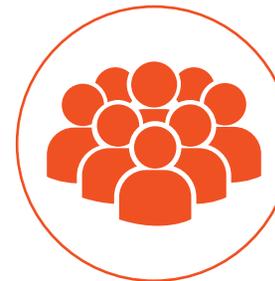
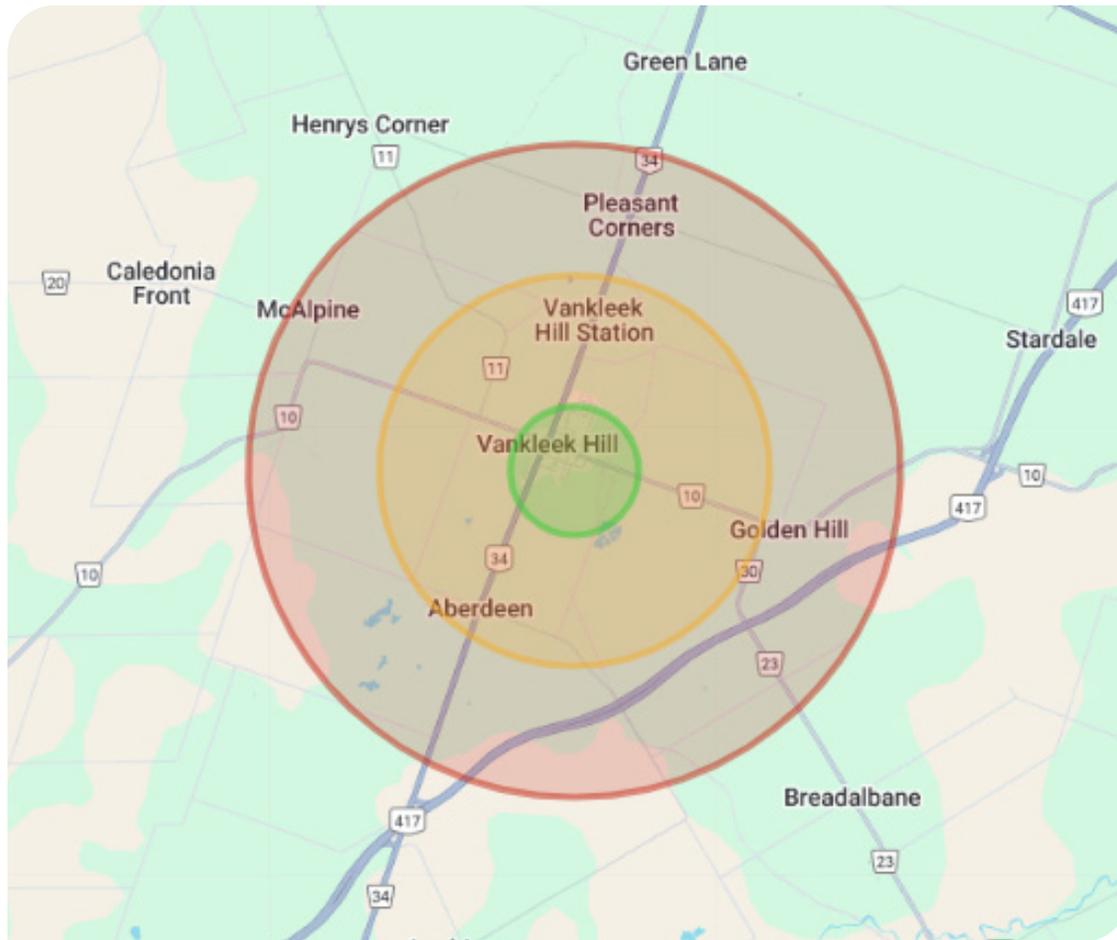
One hour and 12 minutes from Ottawa

Given its strategic location and bilingual status, Hawkesbury will be known as the core area for industrial, commercial, cultural, tourism and recreation activities, whose emerging synergy will characterize Hawkesbury as a place to discover in Eastern Ontario.

Hawkesbury is the third most bilingual town in Ontario, with about 70% of its inhabitants being fluent in English and French. Franco-Ontarians make up 89% of the population.

# 184 Mill Street, Vankleek Hill

## Neighbourhood and Demographics



### Total Population

1 KM: 1,304  
3 KM: 1,930  
5 KM: 2,870



### Average Household Income

1 KM: \$ 75,412  
3 KM: \$ 81,261  
5 KM: \$ 86,351



### Average Age

1 KM: 48.8  
3 KM: 48.8  
5 KM: 48.2

# Lennard:

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