

FOR SALE

Unique Retirement Residence Investment Opportunity

66 MAIN STREET SOUTH | CHESTERVILLE, ON



Opportunity Overview

Colliers International (“Colliers”) is pleased to present the opportunity to purchase Garden Villa Retirement Residence (“Garden Villa” or the “Property”). The Property is located at 66 Main Street South, in the heart of the vibrant and friendly community of Chesterville, Ontario.

Conveniently located between Ottawa, Cornwall, and Kemptville, Chesterville’s small-town charm offers residents family-owned shops, restaurants, churches, beautiful walking trails, parks, and much more. With close proximity to Highway 401 and the Ogdensburg border, this Property offers direct access across Ontario and New York.

Garden Villa is situated on 5.5 acres of land, comprising of 86 independent suites (private studio, private studio deluxe and one-bedroom suites).

Garden Villa offers affordable luxury with independent, supportive, and customized living to suit the individual needs of its residents and features a variety of amenities, exciting events, home cooked meals, elegant accommodations, and extensive grounds.



Unique Investment Opportunity



Mainstreet visibility



Surrounded by an abundance of green space



Parallel to the Nation River

Property Overview

A unique investment opportunity in Chesterville, Ontario Garden Villa is surrounded by an abundance of family-owned shops, restaurants and green space.

Garden Villa offers a wide variety of amenities to meet residents' desires and needs including: Full-service dining room; Private dining room; Outdoor patio; Fireside lounge with a grand piano; Wellness Centre; Activity room with pool table and shuffleboard; Library with computer and internet; Chapel; Exercise room; Beauty salon; and ample free parking.

Garden Villa was built in 2010 and renovated in 2015. The Property comprises ± 5.5 acres of land including ± 2 acres which is available for future development opportunities.



Address	66 Main Street South Chesterville, ON
Building Location	Located along Main Street South, between Mary Street and South Street West in the down of Chesterville Ontario
Legal Description	LT 45 RCP 94; PT LT 42, 44, 59 RCP 94 PT 1, 8R3323 EXCEPT PT 1 & 2, 8R4855 & PT 1, 8R5004; T/W DR119932; NORTH DUNDAS
Building	Two-Storey, Wood Framed Construction
Pin Number	661460232
Type of Offering	Retirement Residence
Site Area	± 5.52 Acres
Building SF	± 53,712 SF
Livable Space SF	± 33,416 SF
Number of Units	86
Year Built	2010 (Renovated 2015)
Zoning	Institutional Zone
Parking Spaces	50 Surface Stalls

Gallery



Location Overview

Garden Villa is situated along Main Street South, between Mary Street and South Street West in the heart of the vibrant and friendly community of Chesterville, Ontario. Ideally located between Ottawa, Cornwall, Kemptville, and the Ottawa River with the Nation River meandering through the centre of town. Chesterville's small-town charm offers residents family-owned shops, restaurants, churches, beautiful walking trails, parks, and much more.

Chesterville is a community located 64 km southeast of Ottawa, 30 km north of the St. Lawrence River on the South Nation River with a population of approximately 1,565 people. Highway access from Chesterville is 35.3 KM to Highway 416 and 24.9 KM to Highway 401.

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|---|----------------------------|----|-----------------------------|
| 1 | Scotiabank | 7 | Chesterville Branch Library |
| 2 | LCBO | 8 | St. Mary Catholic School |
| 3 | Louis' Canadian Restaurant | 9 | Chesterville Bowling Lanes |
| 4 | TD Canda Trust Branch | 10 | Chesterville Pharmacy |
| 5 | Chesterville Post Office | 11 | Mike Dean Local Grocer |
| 6 | MacEwen Quickie | 12 | Chesterville District Arena |





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