

41 GRANGE ST.

Montague ON



FOR SALE

COMMERCIAL INDUSTRIAL LOT

3.9 acres (approx.)

41 GRANGE ST.

PROPERTY INFORMATION

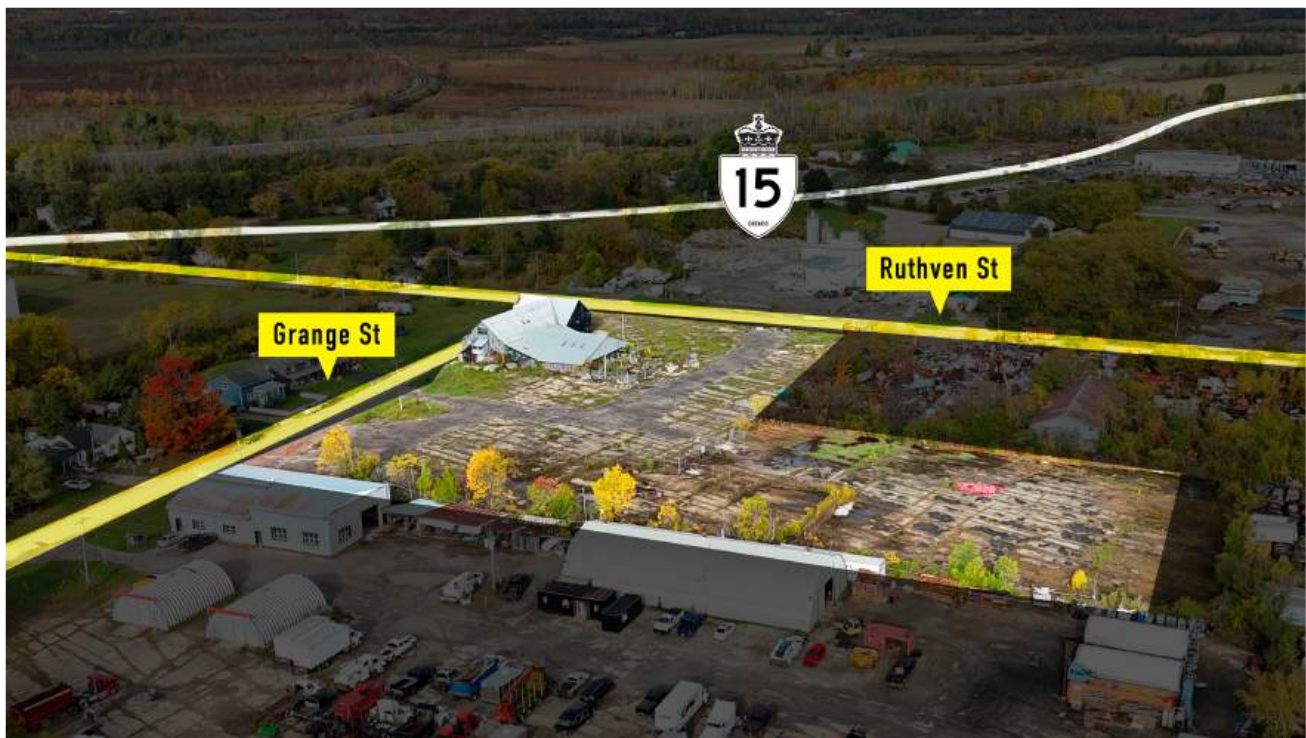
**Municipal Address:**

41 Grange St., Montague, ON, K7A 4Y8

**Zoning:** ML**Site Services at/near Property Line:** Hydro**Land Size:** 3.9 Acres (169,884 Sq. Ft.) (Approx.)**Lot Frontage/Depth:** 450 Ft x 523 Ft

41 GRANGE ST.

PROPERTY DESCRIPTION



Located at 41 Grange St in Montague, this 4-acre ML-zoned corner lot gives your operation exactly what it needs to start or scale: room to stage trailers and materials, straightforward truck movements from two road frontages, and the flexibility to build a purpose-fit shop or run a yard-intensive layout (subject to approvals). You're inside a 50 km customer and labour draw that includes Smiths Falls, Perth, Merrickville, North Gower, Richmond, and Lombardy-close enough to hire, serve, and supervise, without paying big-city premiums. The site ties into the ON-7 ON-15 connector spine with quick reach to ON-416 ON-417, putting Ottawa, Montréal, and the 401 continental freight corridor within easy strike distance. In plain terms: lower operating costs, faster deployments, simpler logistics, and a land base you can actually mold around your workflow. If you're starting up, it's a clean launchpad; if you're expanding, it's the yard and future-shop footprint your current site can't give you.

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GRANGE ST.

ZONING - ML

Permitted uses

- Accessory Dwelling
- Accessory Dwelling Unit
- Automobile Service Station
- Building Supply Centre
- Cannabis Cultivation Facility (see Section 4.5)
- Custom Workshop
- Equipment Rental Outlet
- Feed Supply Outlet
- Garden Centre
- Home-Based Business (see Section 4.12)
- Instructional Facility
- Printing Establishment
- Professional or Business Office
- Self-Storage Facility
- Service Outlet
- Tradesperson's Establishment
- Vehicle Sales or Rental Establishment
- Veterinary Clinic
- Warehouse
- Wholesale Establishment

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GRANGE ST.

DEMOGRAPHICS - POPULATION

Total Population

689

Neighbourhood (NBH)

20,900

Community (COM)

4,313

City (CITY)

Gender



Female



Male



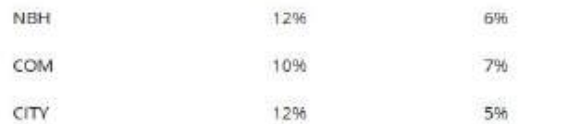
Family Status



>15 Married with Children



>15 Single with Children

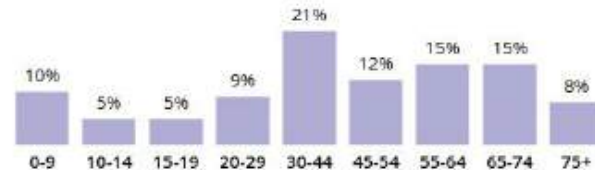


Marital Status

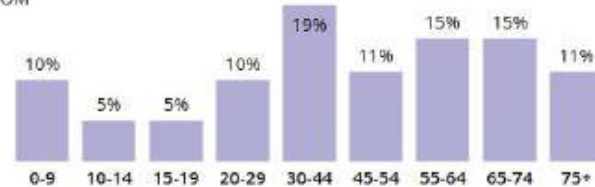


Age Distribution

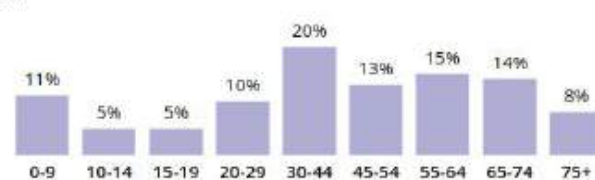
NBH



COM

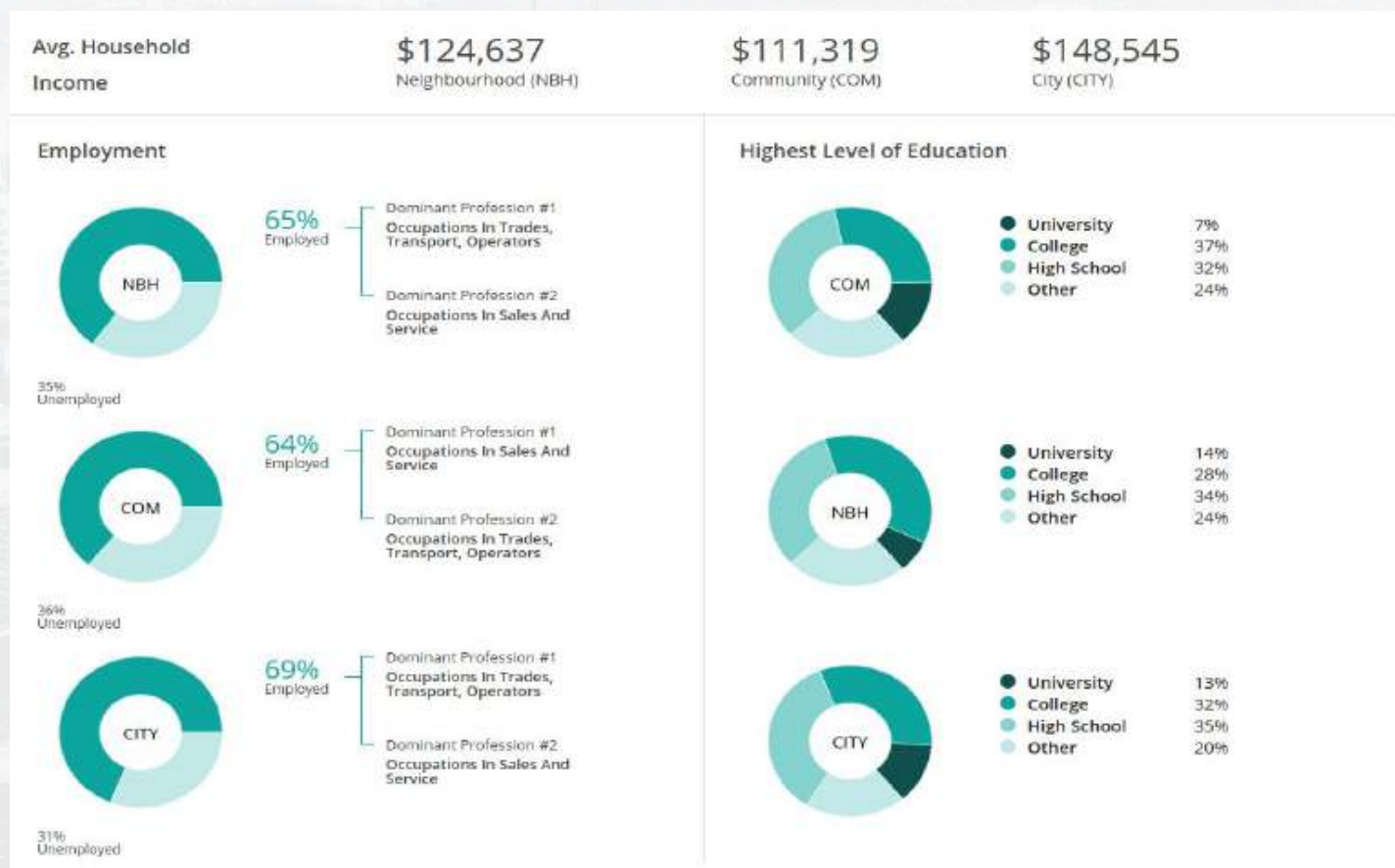


CITY



41 GRANGE ST.

DEMOGRAPHICS - SOCIO-ECONOMICS



NOTES

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

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

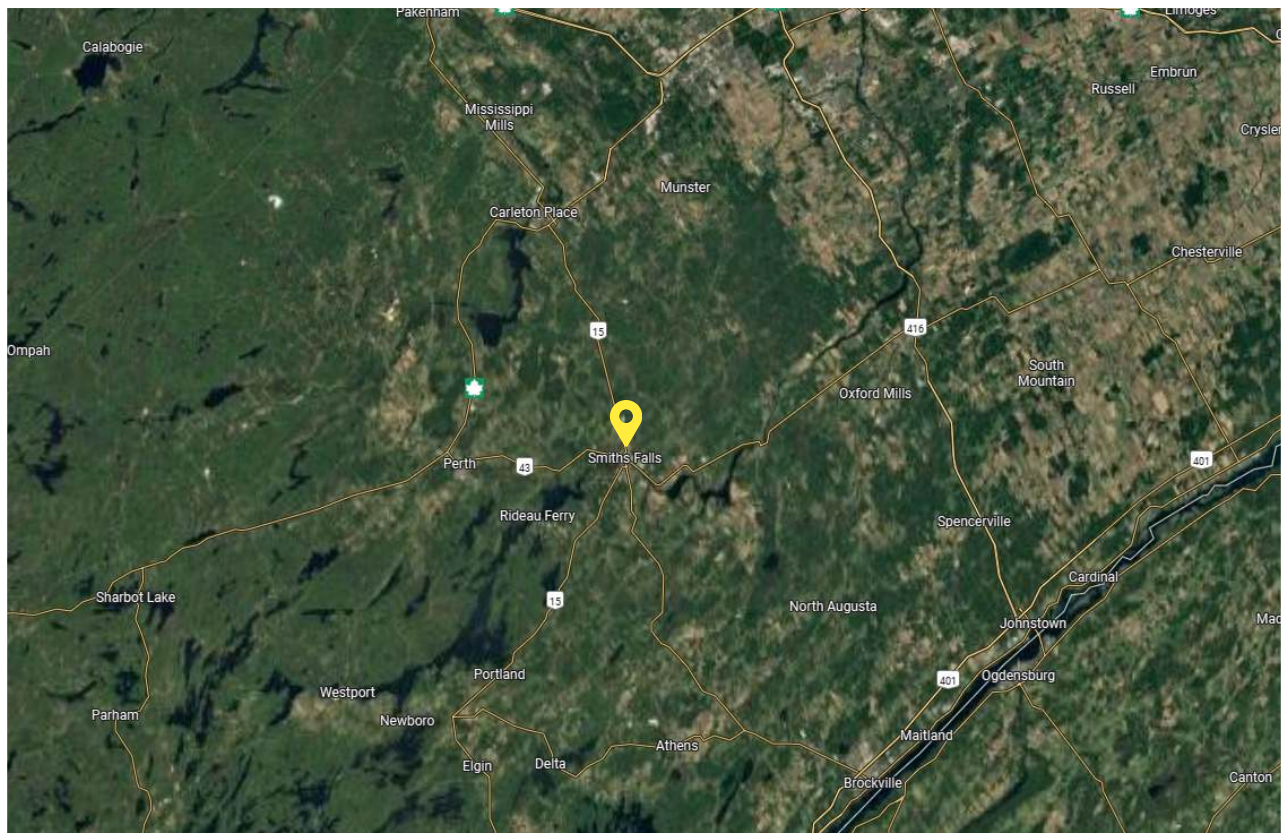
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LOCATION

District/Neighbourhood - 902/Montague Twp



Contact Us

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