

## **Kevin Houlahan**

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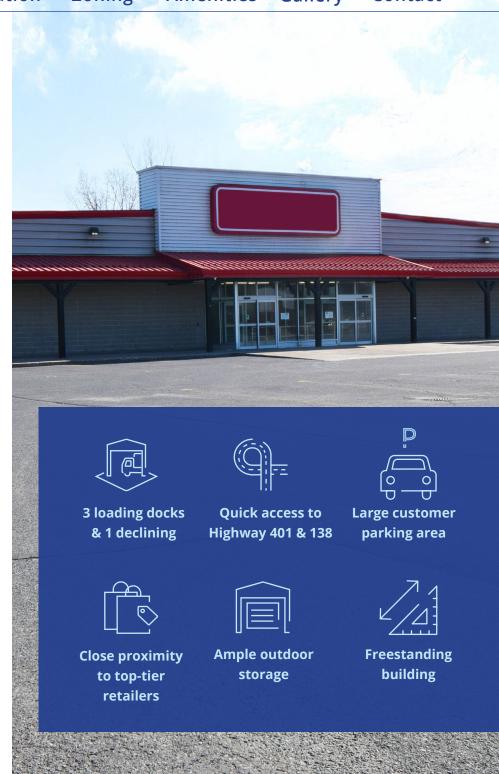
## Property **Overview**

High-Exposure Large-Format Property - positioned in a major mixed-use corridor on Cornwall's west side, this highly visible standalone building offers exceptional access and versatility.

Featuring an expansive open-concept layout with 14′–21′ ceilings, a bright showroom, warehousing, three loading docks (including a declining dock ideal for 53′ trailers), a large fenced yard, covered exterior display area, outdoor storage, ample customer parking.

Cornwall is a growing regional hub in Eastern Ontario with direct access to Highway 401 and the Seaway International Bridge to the U.S., making it a strategic location for retailers serving both local and cross-border markets.

Address	1850 Vincent Massey Drive, Cornwall
Site Area	3.73 Acres
<b>Building Size</b>	28,787 SF
Property Taxes	\$76,314.12 (2025)
Zoning	HC
Listing Price	\$5,990,000





## Location Overview & Demographics

Strategically located along Cornwall's primary commercial corridor, 1850 Vincent Massey Drive offers a high-visibility retail opportunity with direct access to Highway 401 and proximity to the U.S. border. This location is ideal for businesses seeking regional and cross-border reach.

The surrounding area features a dynamic mix of national retailers, hotels, automotive dealerships, and service providers, ensuring substantial consumer traffic. Cornwall's affordability, with a lower cost of living and competitive labour costs, attracts new residents and businesses.

Cornwall's economy is anchored by logistics, manufacturing, and distribution, supported by a bilingual workforce—nearly half of residents are fluent in both English and French. With its strategic location, accessible infrastructure, and supportive business environment, 1850 Vincent Massey Drive presents a compelling opportunity for retailers aiming to establish or expand their presence in Eastern Ontario.

#### **10KM Radius**



Current population

60,524



Average household income

\$87,361



Employment rate within 10 km

91.4%



Labour Force Participation

55.9%

Labour Type	%
Retail Trade	16.6
Health Care and Social Assistance	16.2
Manufacturing Sector	12.2
Transportation and Warehousing	8.3
Construction Industry	6.8
Educational Services	5.8

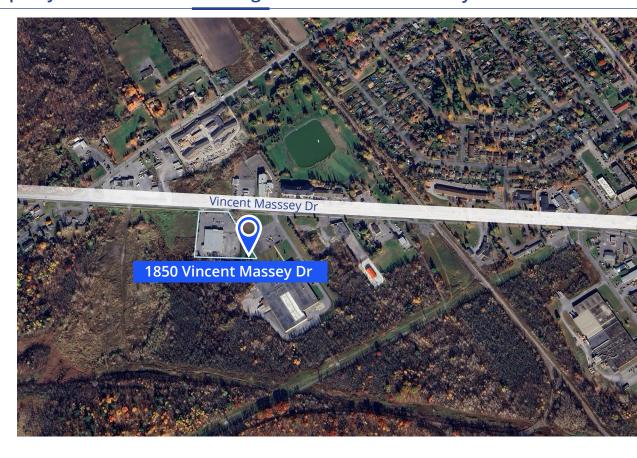
# Zoning **By-law**

## 28,787 SF available

The Highway Commercial (HC) Zone is intended to implement the General Commercial policies of the Official Plan. The HC Zone generally permits a range of automotiveoriented commercial uses and general commercial uses including automobile sales establishments, automobile services stations, and home improvement centres.



**Highway Commercial** 



#### **Permitted Uses**

Agricultural feed store Animal hospital Arcade Automobile sales establishment Automobile service station

Automotive supply store Bakery

Brewpub

Catering establishment

Convenience store Drive-in theatre Financial institution Funeral home

Garden centre Gas station

Home improvement centre

Hotel

Medical facility

Motel Office Parking lot Pharmacy Place of assembly or recreation

Place of worship Restaurant

Small-scale brewery Transportation depot Transportation terminal Vehicle rental agency Automobile body shop Automobile repair garage Farm implement dealer

<sup>\*</sup>The above zoning information is provided for general reference only and must be read in conjunction with the City of Cornwall Final Comprehensive Zoning By-Law. Please consult the official by-law for complete details or contact city officials.

Second St W









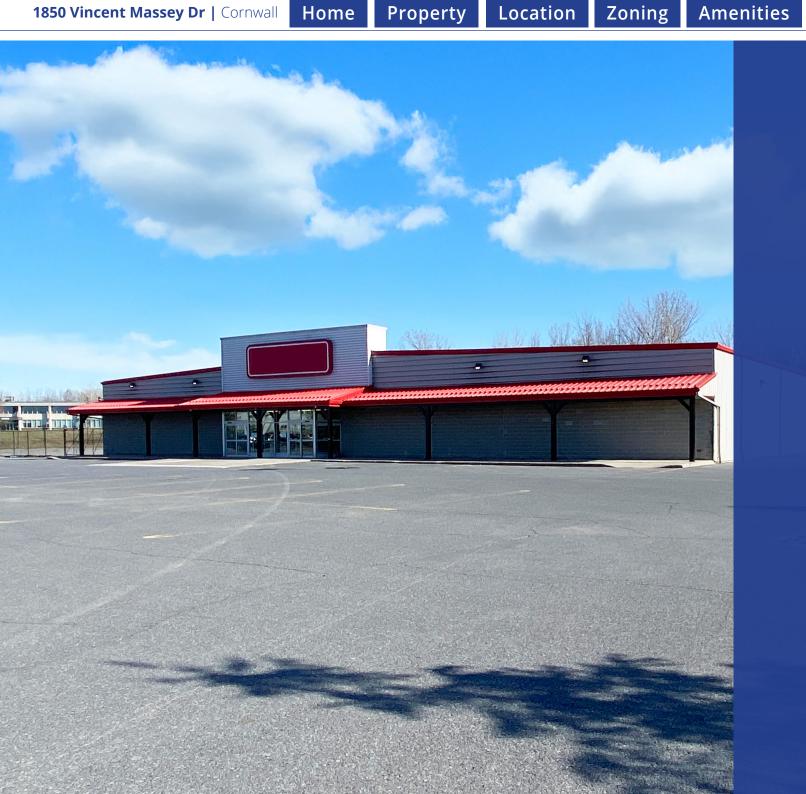
**1850 Vincent Massey Dr |** Cornwall

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Contact



## Colliers

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