



Embrun, Ottawa ON

# Prime Retail Commercial Land For Sale

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# Site Plan



- Available
- Conditionally Sold
- Sold

## Parcel Details

Parcel #	# of acres	Price/Acre	Sale Price
1	5.81	\$575,000	\$3,340,750
2	2.75	\$575,000	\$1,581,250
3	9.19	\$500,000	\$4,595,000
4	12.06	\$450,000	\$5,427,000



# Surrounding Amenities



## Legend

- 1 LCBO
- 2 Starbucks
- 3 Subway
- 4 Giant Tiger
- 5 Shoppers Drug Mart
- 6 Brasserie Tuque de Broue
- 7 Independent Grocer
- 8 The Beer Store
- 9 RONA
- 10 A&W
- 11 Boston Pizza
- 12 Dairy Queen
- 13 Tim Hortons
- 14 Embrun Co-Op Gas Station



# Location Overview



## About Embrun

Embrun is a community in the Canadian province of Ontario in the Eastern Ontario region. Embrun is also part of the National Capital Region. Embrun is part of the larger Russell Township in Prescott and Russell United Counties.

In 2011 (the year of the most recent census), the urban area of Embrun had a total population of 6,380, but if surrounding agricultural areas closely tied to the community are included, the population figure rises to 9,421. This makes Embrun the largest community in the Township of Russell.

Embrun has grown rapidly in recent years. Between 2001 and 2006, the population of Embrun's urban area increased by 26.6%, higher than any other community in the 613 area code and the 8th highest in Ontario.

Between 2006 and 2011 its growth was slower, but still more than double the provincial average, growing at a rate of 12.8%, which was the 6th fastest in the 613 area code and the 25th fastest in Ontario.

The town has a French-speaking majority, with a significant English-speaking minority. According to the 2006 Census, 57% of Embrun's population speaks French at home, while 41% speak English at home. The remaining 2% speak either both languages equally, or speak a non-official language.

The community is located approximately a twenty-five-minute drive from Ottawa, an hour and a half from Montreal, and a five-hour drive from Toronto. Embrun is located near Trans-Canada Highway 417, between Russell, Ontario and Limoges, Ontario.





# Demographic Overview

	Embrun	Ottawa
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Population (2022)	9,421	1,581,964
Population Forecast (2027)	10,800	1,731,693
Population Forecast (2032)	12,123	1,874,151
Number of Households (2022)	3,563	643,407
Average Household Size	2.6	2.4
Average Household Income	\$139,653	\$129,869
Average Per Capita Income	\$52,816	\$52,819
Average Age	39.4	41.0



Total Population

**9,421**



Avg. Household Size

**2.6**



Avg. Household Income

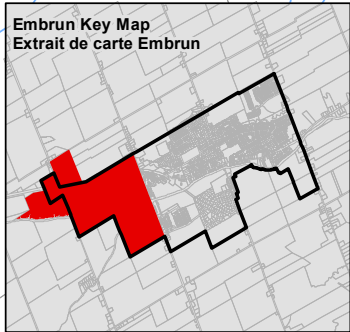
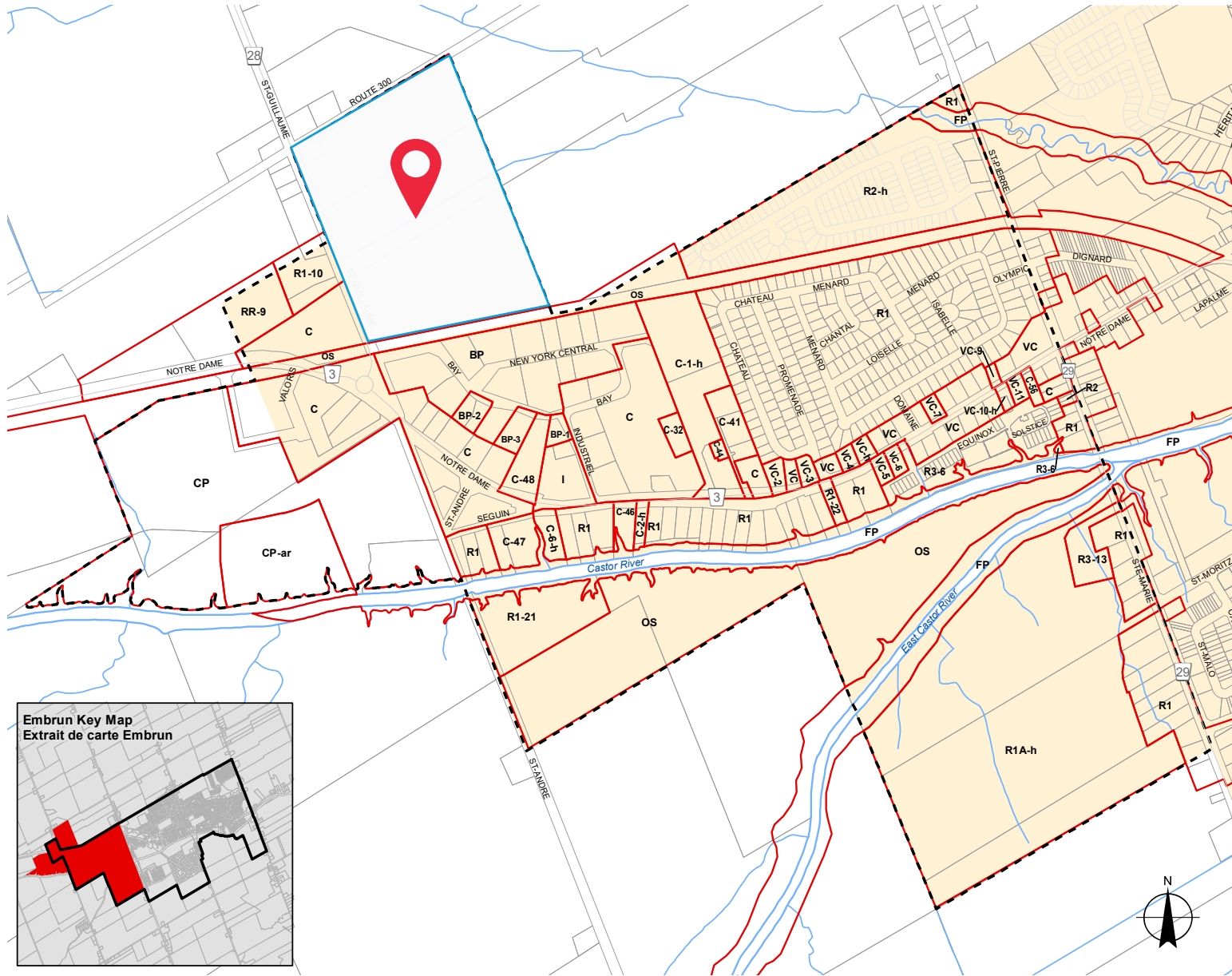
**\$139,653**





# Zoning

## CP | Commercial Park Zone



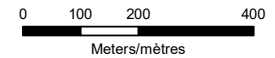
Township of / Canton de Russell  
**Zoning By-Law**  
**Règlement de zonage**

**Schedule / Annexe 'A1'**  
**Embrun West and Commercial Park**  
**Embrun Ouest et parc commercial**

July 2018 / juillet 2018

**Legend / Légende**

- Village Boundary / Limites du village
- Detail Area Boundary / Limites de l'extrait
- Legal Boundaries / Limites légales
- Zone Boundary / Limites des zones
- Watercourses / Cours d'eau
- R1** Residential 1 / Résidentielle 1
- R1A** Residential 1A / Résidentielle 1A
- R1B** Residential 1B / Résidentielle 1B
- R2** Residential 2 / Résidentielle 2
- R3** Residential 3 / Résidentielle 3
- RR** Rural Residential / Résidentielle rurale
- I** Institutional / Institutionnelle
- VC** Village Core / Centre du village
- C** General Commercial / Commerciale générale
- CH** Highway Commercial / Commercial routière
- CL** Local Commercial / Commerciale locale
- CP** Commercial Park / Parcs commerciale
- BP** Business Park / Parcs d'affaires
- MP1** Industrial Park - Serviced / Parcs industriels - avec service
- MP2** Industrial Park - Unserviced / Parcs industriels - sans service
- MA** Agricultural Industrial / Industrielle rurale
- OS** Open Space / Espaces verts
- L** Leisure / Loisirs
- A1** Restricted Agricultural / Agricole restreinte
- A2** General Agricultural / Agricole générale
- MAP** Mineral Aggregate - Pit / Agrégats minéraux - puits d'extraction
- MAQ** Mineral Aggregate - Quarry / Agrégats minéraux - carrière
- WD** Waste Disposal / Zone de dépôt de déchets
- WY** Wrecking Yard / Zone de cour de démolition
- WL** Wetlands / Terres humides
- FP** Flood Plain / Plaines inondables
- #** Exception / Exception spéciale
- h** Holding / Aménagement différé
- ar** Mineral Aggregate - Reserve / Agrégats minéraux - réserve





# Zoning

## CP | Commercial Park Zone

### Purpose of the Zone

Commercial park zones are intended to accommodate a range of commercial uses to serve the needs of residents and provide employment opportunities. Uses include a mix of retail uses and complexes, service commercial, restaurants and eating establishments, and entertainment facilities.

No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in a Commercial Park (CP) zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

### Permitted Uses

#### Non-Residential

- Animal care establishment
- Animal hospital
- Automobile dealership
- Automobile gas bar
- Automobile rental establishment
- Bank
- Bar
- Building supply outlet
- Business incubator
- Car wash
- Day care centre
- Drive-through
- Garden centre
- Medical facility
- Office
- Outdoor display and sales area, accessory to a permitted use
- Personal service establishment
- Place of entertainment
- Post office
- Recreational and athletic facility
- Refreshment vehicle
- Restaurant
- Retail convenience store/rental outlet
- Retail food store
- Shopping centre
- Theatre
- Tourist lodging establishment







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