

7035 CR 23A

Ottawa, ON



FOR SALE

HIGHWAY INDUSTRIAL LAND

21.5 acres (approx.)

7035 COUNTY RD. 23A

PROPERTY INFORMATION



Price: \$1,200,000



Municipal Address: 7035 COUNTY RD 23A RD,
Dunvegan, K0C 1J0



Zoning: MR



Land Size: 21.5 ac (935,641 ft²)



Lot Frontage/Depth: 1250 Ft x 703Ft



Site Services at/near Property Line: Hydro

7035 COUNTY RD. 23A

PROPERTY DESCRIPTION



7035 County Rd. 23A features 21.5 acres of prime Highway Industrial land with 1,250 ft. of frontage. This property offers direct access to both east and west-bound Highway 417 and is located 71.5 km from Ottawa and 74.5 km from Montreal. Its strategic location and excellent connectivity make it perfect for industrial development. This versatile property is an ideal investment for various industrial ventures, offering limitless potential.

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COUNTY RD. 23A

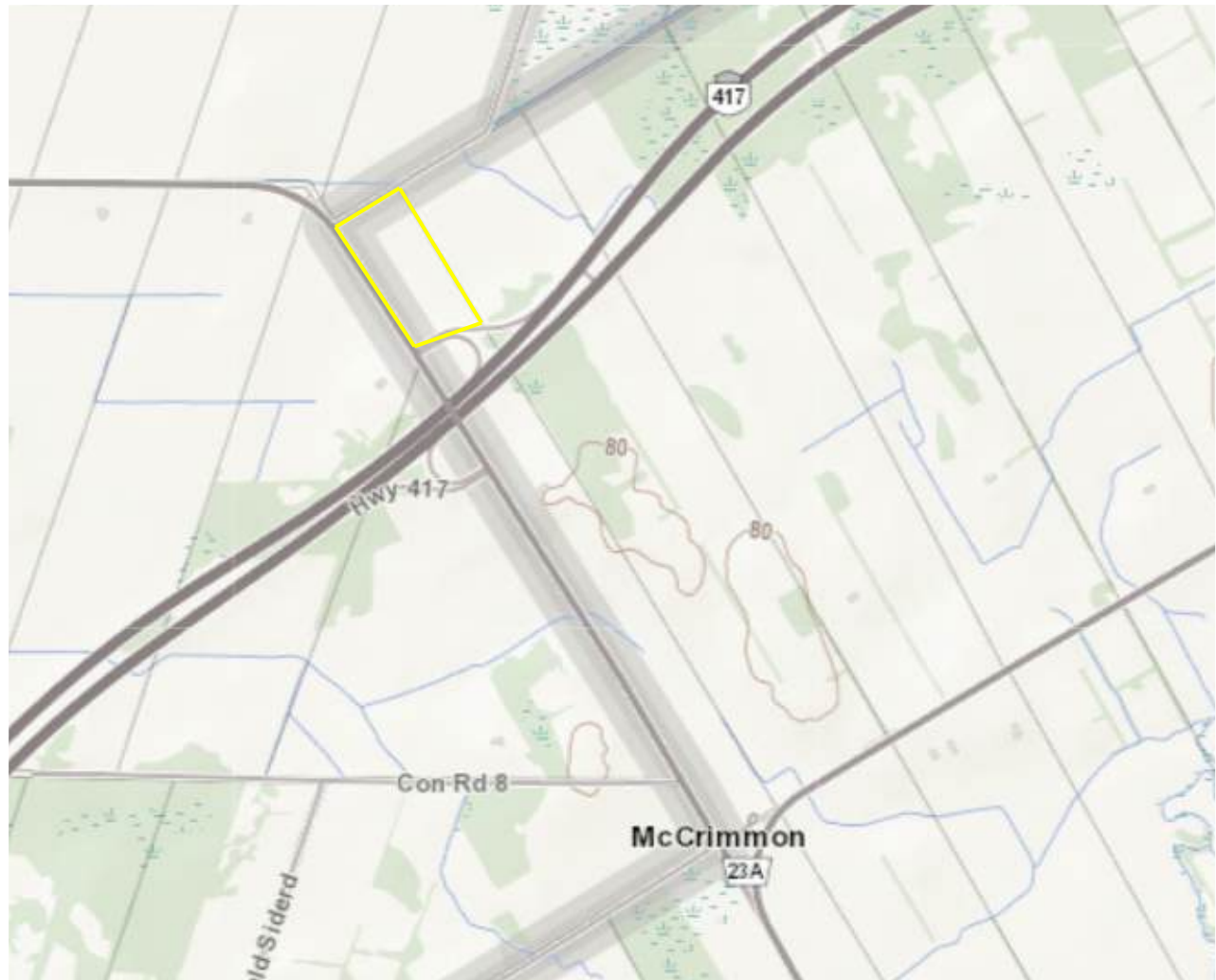
ZONING - PERMITTED USES - MR

Permitted uses - MR Zoning









- abattoir
- assembly plant
- auction barn
- brick making plant
- cedar oil production/extraction
- concrete batching and mixing plant
- custom workshop
- farm implement dealer and farm equipment repairs
- feed and seed dealer
- fertilizer plant
- fuel storage tank/supply yard
- greenhouse
- livestock sales establishment
- lumber yard
- meat packing establishment
- recycling depot
- sawmill
- tile drainage operation
- transportation depot
- well-drilling establishment
- woodworking establishment

7035 COUNTY RD. 23A

ENVIRONMENTAL OVERVIEW



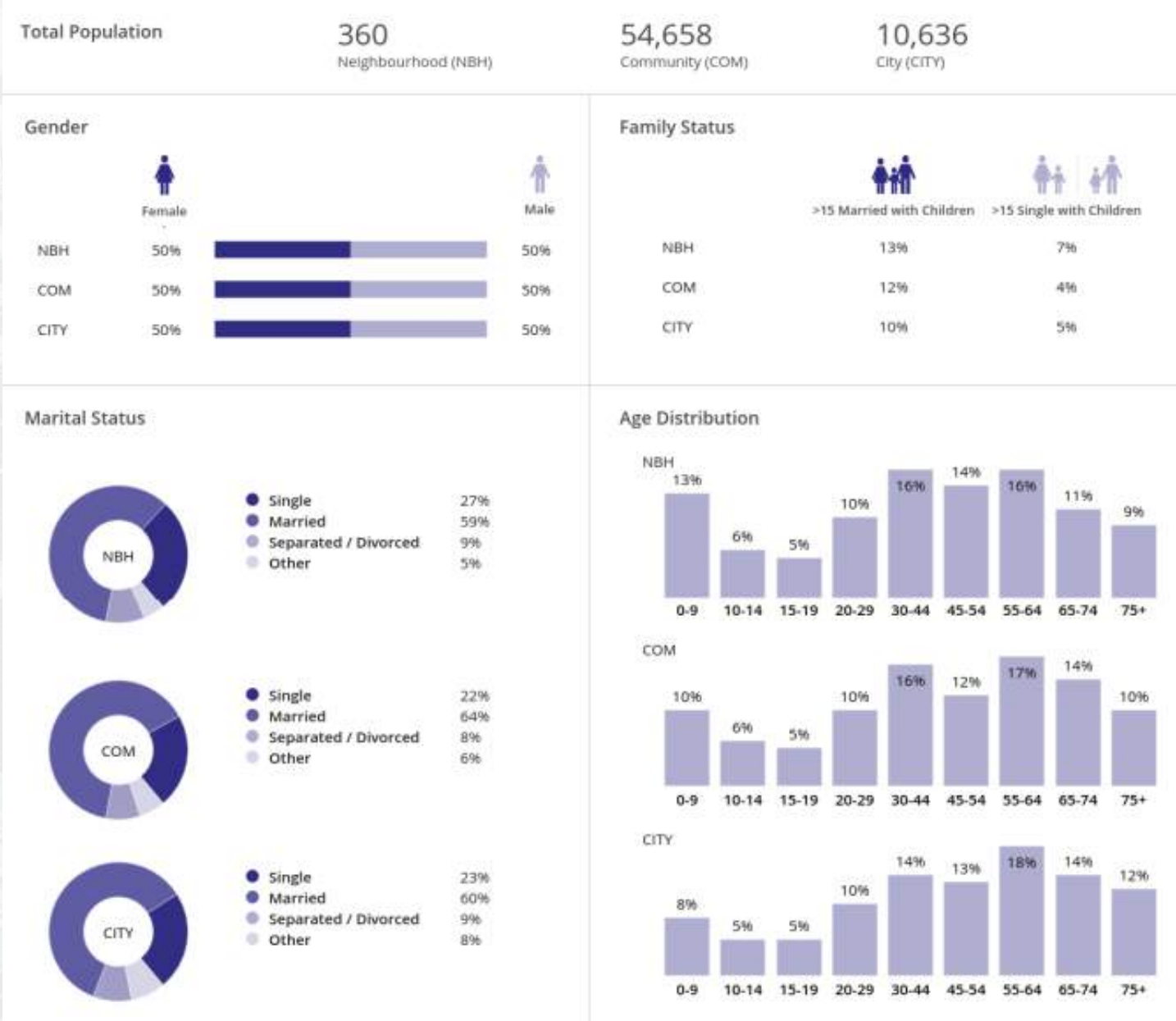
LEGEND

	Provincially Significant Wetland		Earth Science Provincially Significant
	Non- Provincially Significant Wetland		Earth Science Regionally Significant
	Unevaluated Wetland		Life Science Provincially Significant
	Woodland		Life Science Regionally Significant

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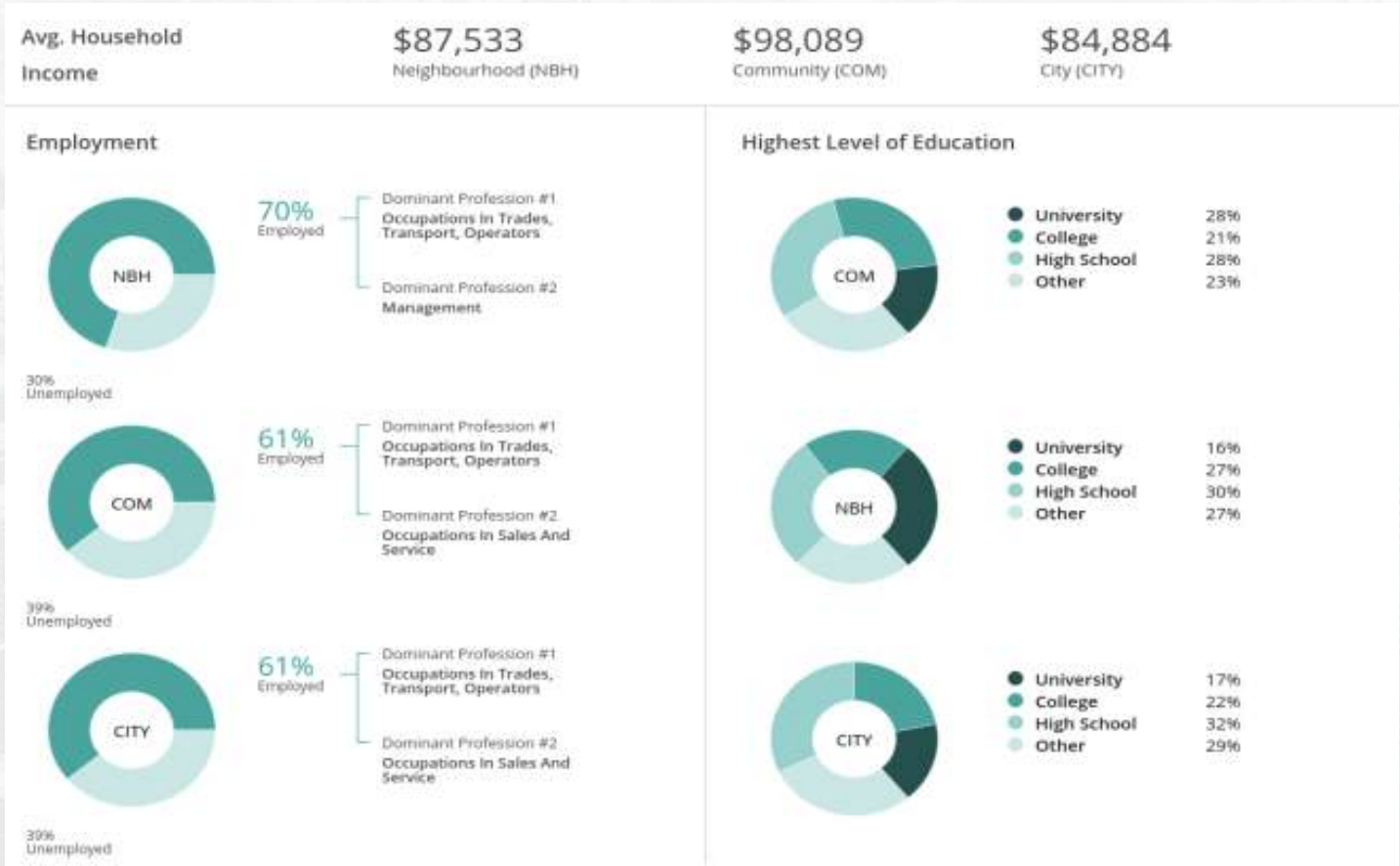
DEMOGRAPHICS - POPULATION



7035

COUNTY RD. 23A

DEMOGRAPHICS - SOCIO-ECONOMICS



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COUNTY RD. 23A

NOTES

Data/Information Sources (Where Applicable):

Zoning - Refer to the local municipality's official website..

Official Plan - Refer to the local municipality's official website.

Demographics - <https://collaboration.geowarehouse.ca/>

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

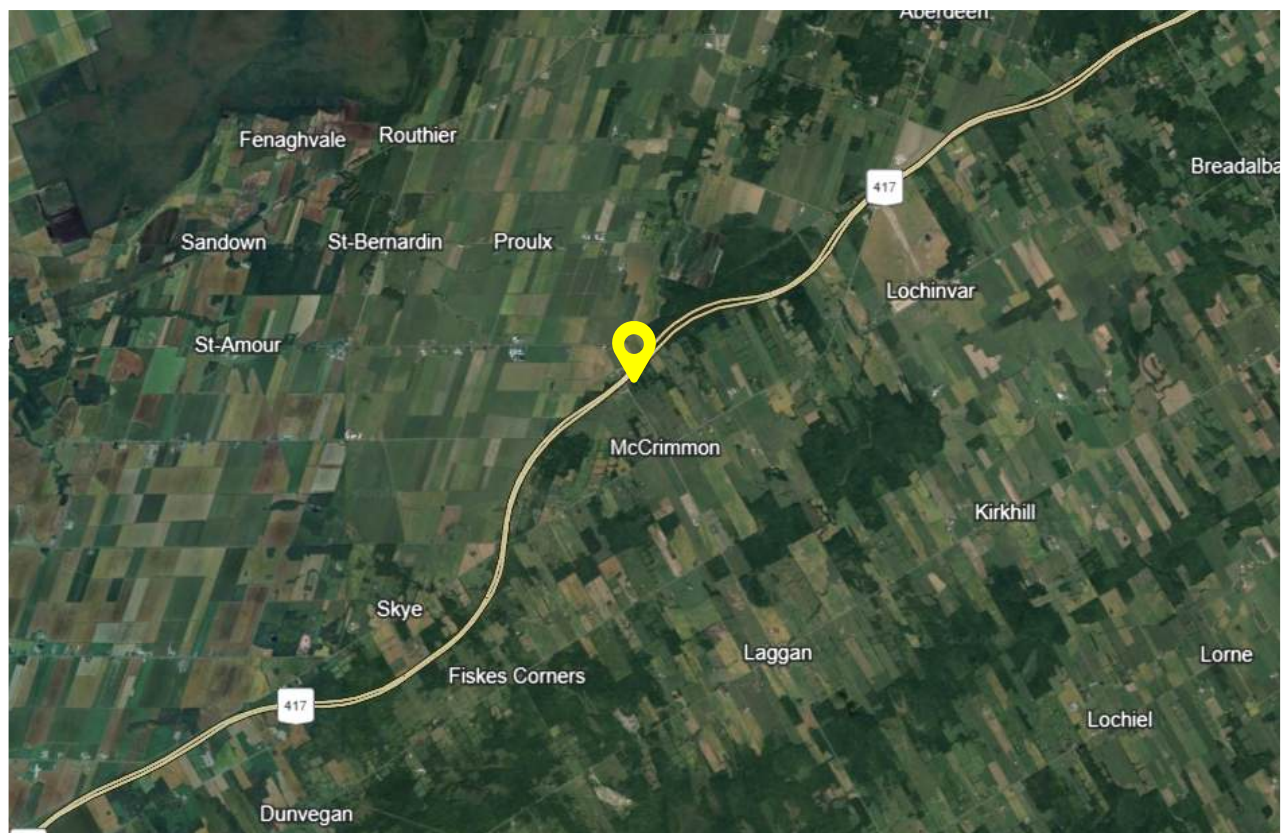
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7035 COUNTY RD. 23A

LOCATION

District/Neighbourhood - 721 - North Glengarry (Lochiel) Twp



Contact Us

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