

Residential Land Development Opportunity

15.5 acres +/-



 **AERIAL TOUR**

FOR SALE \$1,995,000

491 CAMDEN ROAD - GREATER NAPANEE

**Rogers
& Trainor**
Commercial Realty Inc.
Brokerage

WWW.RTCR.COM

ALEX ADAMS
Sales Representative
aadams@rtcr.com
613-531-2539

KOSTAS DOULAS
Broker of record
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613-539-4444

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20 Gore St., Suite 102
Kingston ON, K7L 2L1
613-384-1997

491 CAMDEN RD - GREATER NAPANEE

Property details :

PROPERTY TYPE:	Residential Development Land
PROPERTY NAME:	Former Suddard Subdivision
SELLER:	Town of Greater Napanee
LAND SIZE:	15.5 acres +/-
OFFICIAL PLAN:	Medium Density
ZONING:	R5-H / R1 / D
SERVICES:	Full municipal services available in adjacent roads
REALTY TAXES:	Currently exempt. New taxes to be determined
ENVIRONMENTAL:	Phase II report available



OFFER SUBMISSION :

Offers to be submitted on or before 4:00 pm on Wednesday, April 1st, 2026, with an irrevocable date no earlier than 4:00 pm on April 17th, addressed to Alex Adams (aadams@rtcr.com).

The property is owned by the Town of Greater Napanee and therefore acceptance of any offer will be subject to Council approval. All Offers are to be submitted on the Agreement of Purchase and Sale as provided by the Seller. After the Offer Submission Date, the Seller may request additional information from the offer participants and/or negotiate with one or more parties at its discretion.

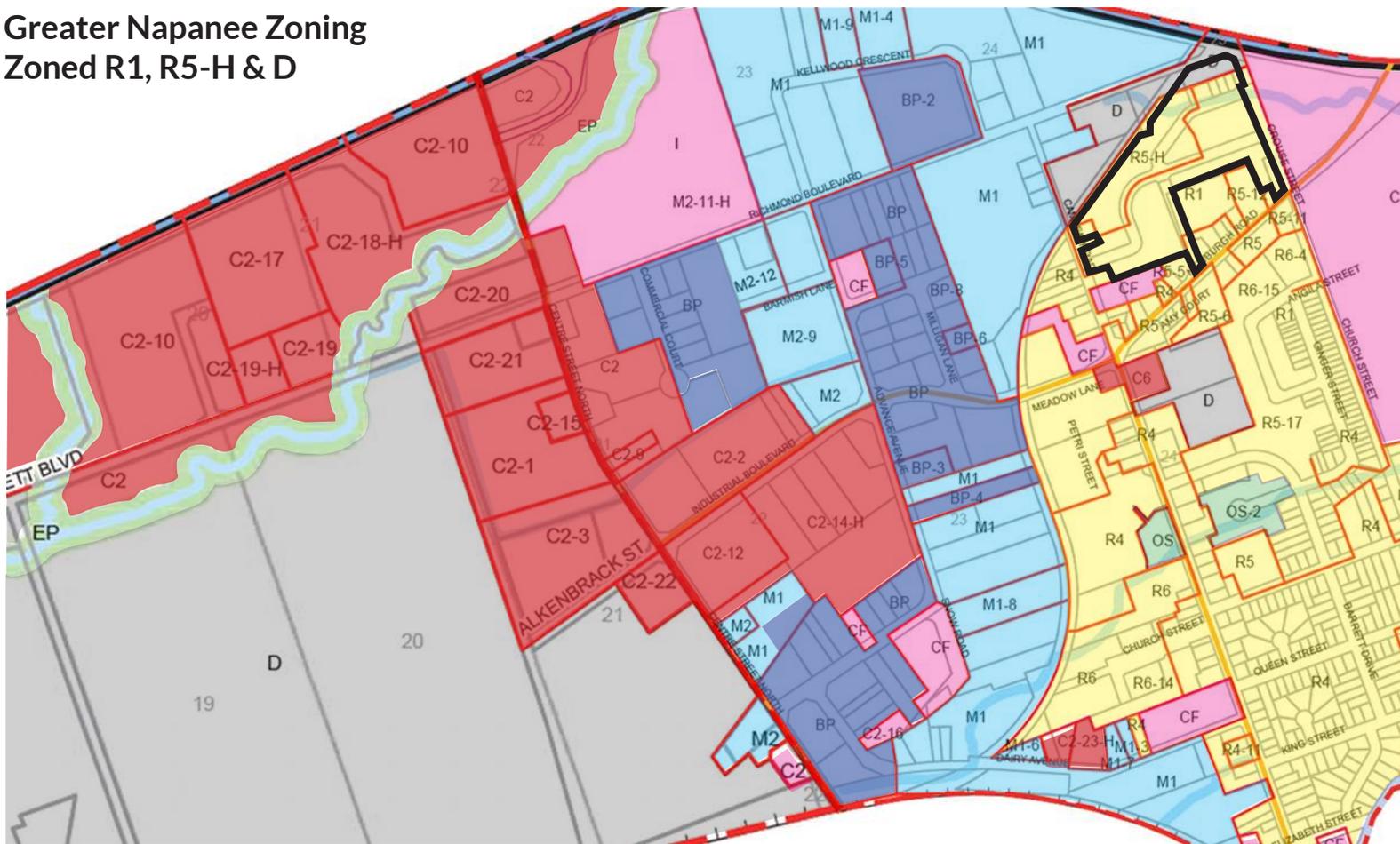
The Seller has no obligation to acknowledge, respond to, treat with or accept any purchase proposal and reserves the right to remove the property from the market, at its discretion at any time. The Seller, in its sole discretion, reserves the right at any time and in any manner, to reject any and/or all offers, not necessarily accept the highest price or any price, and the right to accept any offer at any time which may be in its best interest.

The property is being sold on an “as is, where is” basis.



ZONING

Greater Napanee Zoning Zoned R1, R5-H & D



- | | | | |
|--|------------------------------------|---|---------------------------------------|
|  | RESIDENTIAL |  | BUSINESS PARK |
|  | COMMUNITY FACILITY & INSTITUTIONAL |  | ENVIRONMENTAL PROTECTION & OPEN SPACE |
|  | COMMERCIAL |  | FUTURE DEVELOPMENT |
|  | INDUSTRIAL | | |

 SUBJECT PROPERTY IS ZONED R5-H, R1, D - RESIDENTIAL, FUTURE DEVELOPMENT ZONE

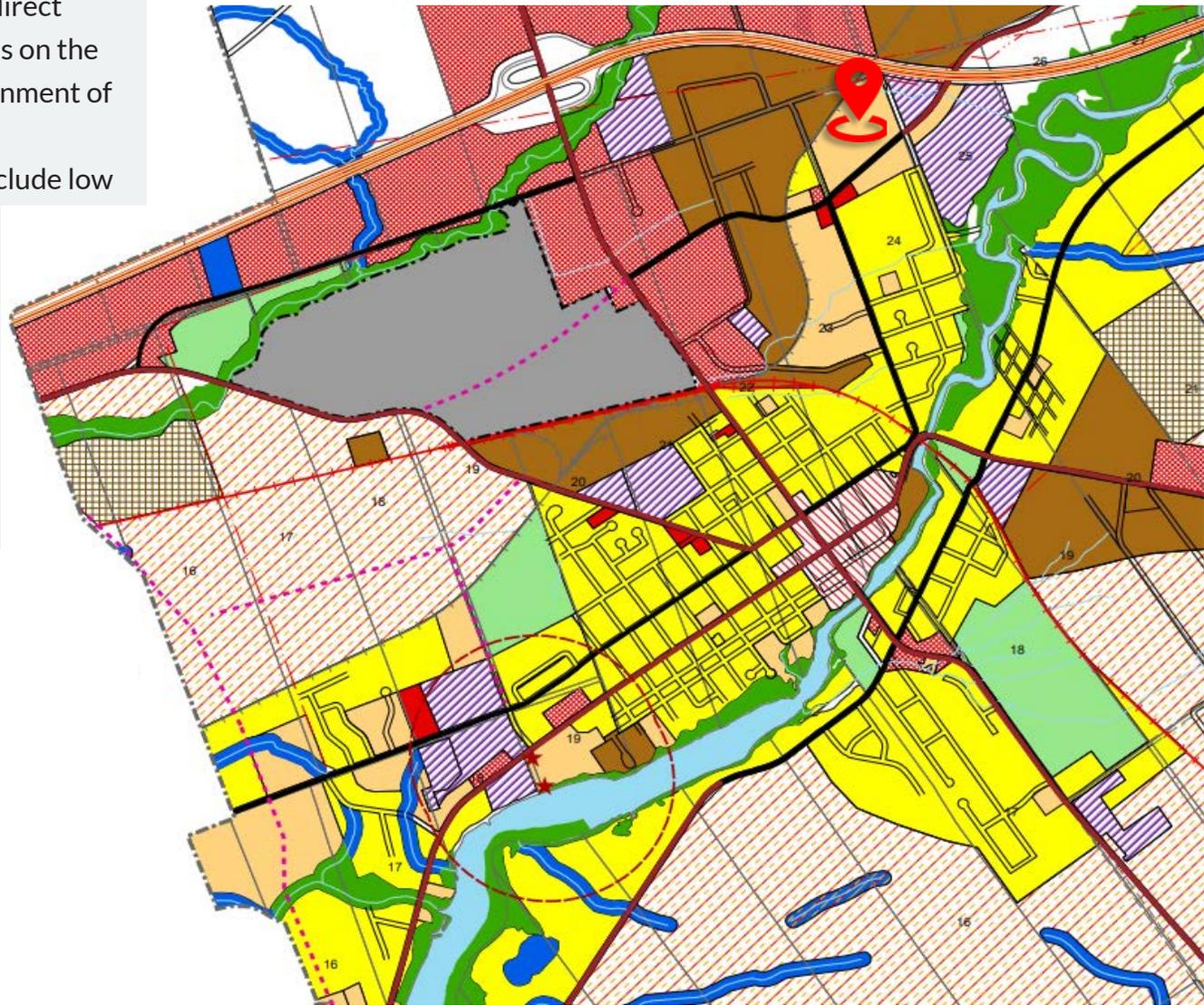
PERMITTED USES INCLUDE:

- Single detached houses
- Row houses
- Triplexes
- Fourplexes
- Stacked houses

OFFICIAL PLAN

The Official Plan provides a policy framework intended primarily to manage and direct physical development and its effects on the social, economic and natural environment of Greater Napanee.

Medium density residential uses include low density residential uses, triplexes, quadruplexes, maisonettes, row or cluster housing, converted single detached dwellings creating not more than four (4) dwelling units, street front townhouses, low rise apartment dwelling houses, and accessory uses.



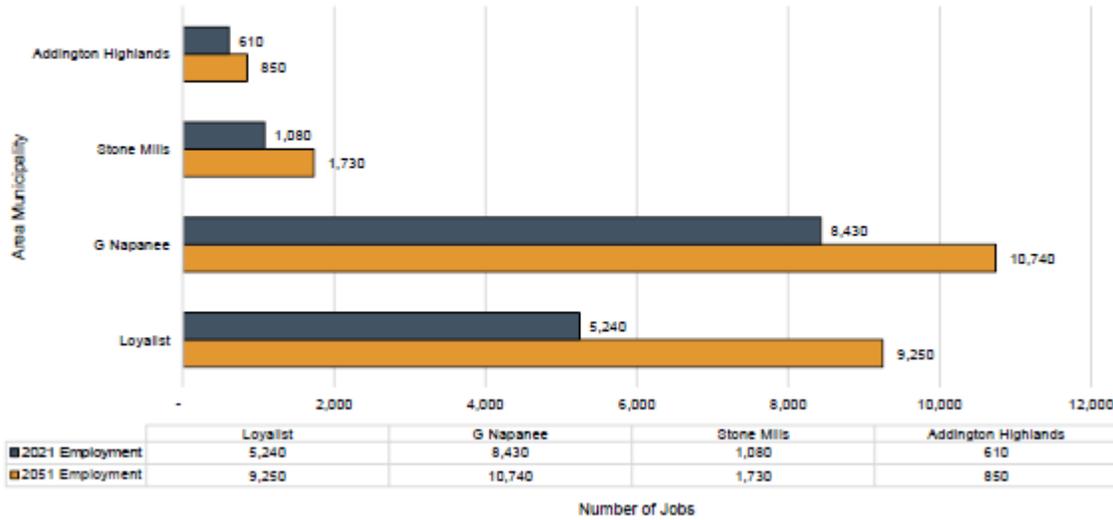
Legend

-  Aggregate
-  Arterial Commercial
-  Neighbourhood Commercial
-  Central Business
-  Low Density Residential
-  Medium Density Residential
-  Industrial
-  Rural
-  Fringe Area
-  Major Institutional
-  Environmental Protection
-  Environmentally Sensitive



County of Lennox & Addington - Town of Greater Napanee

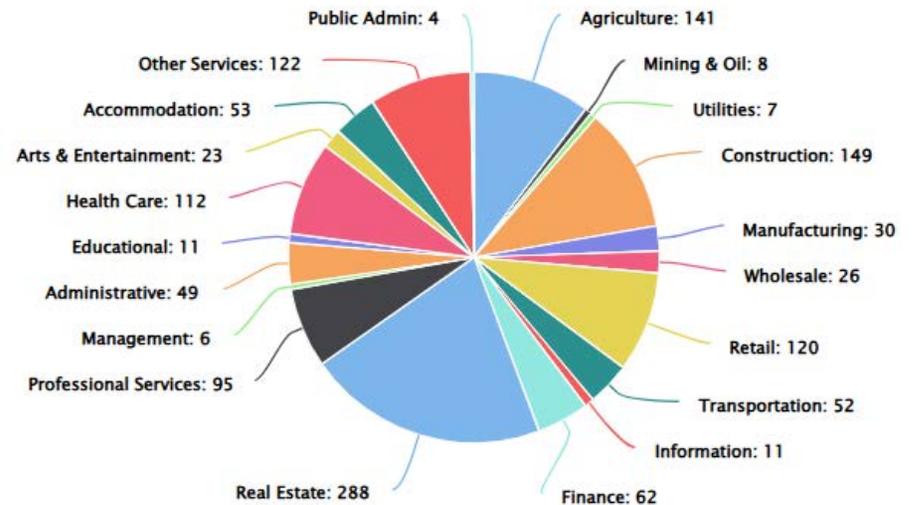
County of Lennox & Addington
Employment Forecast by Local Municipality, 2021 to 2051



Napanee continues to strengthen as an economic hub, with employment projected to grow from 8,430 to 10,740 jobs by 2051. This steady increase highlights Napanee’s expanding industrial, commercial, and population related employment base. The region is increasingly positioned as a key player in the Eastern Ontario manufacturing corridor, anchored by significant investments in the electric vehicle battery supply chain and large-scale distribution centers. These developments, supported by Napanee’s strategic location along the Highway 401 corridor, are transforming the town into a primary destination for both industrial innovation and regional commerce.

Greater Napanee serves as the primary engine for residential expansion within Lennox & Addington, currently capturing 94% of all new housing starts across the municipality. This dominant market share is underpinned by the town’s robust municipal infrastructure, established service tiers, and its status as the County’s preeminent urban center. With a strategic inventory of serviced land and sustained absorption rates, Napanee is uniquely positioned to capitalize on long-term demographic shifts. For the institutional or private developer, this represents a de-risked opportunity to secure a foothold in a high-growth corridor where regional infrastructure investment aligns with surging housing demand. As the neighboring Kingston and Belleville markets reach capacity, Napanee offers a superior value proposition, providing the scalable density and commuter connectivity required to meet the evolving needs of the Eastern Ontario market.

BUSINESS INDUSTRIES IN GREATER NAPANEE (2024)





← DOWNTOWN NAPANEE

ADVANCE AVE.

CAMDEN RD.

NEWBURGH RD.

SUBJECT PROPERTY

← FUTURE RECREATIONAL TRAIL →



Residential Land Development Opportunity

491 Camden Rd - NAPANEE, ONTARIO

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NAPANEE, ONTARIO



Napanee is a part of the County of Lennox & Addington in the heart of Eastern Ontario. Conveniently situated along Highway 401, it's borders stretch from the shores of the Bay of Quinte on Lake Ontario north to Roblin, the western gateway to the Land O'Lakes region. Greater Napanee has a vibrant, historic town with a population of 16,879 making it a great place to live, work and play.

Napanee is blessed with one of the best-preserved historic main streets in Ontario. It reflects heritage wherever you look. Shoulder to shoulder, solid brick commercial buildings line both sides of the street. Napanee was more than 100 years old when the heart of today's town was constructed. The first settlement even predates Upper Canada which was created in 1791.

Napanee offers a stable and skilled labour force, excellent transportation facilities including mainline CN and CP Rail, VIA Rail commuter service, direct access to major highways, fibre optics, exceptional infrastructure for business, prime employment lands and local government committed to business needs.



LOCAL AMENITIES

- Canada Post
- New York Cafe
- Tim Horton's
- Shakti Yoga
- Wallace's Drug Store
- RBC, BMO, TD
- Mainstay Natural Foods
- Coffee Cravings
- Sushi Nori
- Mama Mia's Pizza
- Circle K
- Prestige Dance Academy
- Country Traditions
- LCBO
- Metro

