



# **PRIME DEVELOPMENT LAND**

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## **FOR SALE**

ASKING PRICE

**\$493,000**

LOT SIZE

**15,220.15 ft<sup>2</sup>**

PERIMETER

**492.13 ft**

LOCATION

**SMITH  
FALLS**

### **MAJOR LOCAL LOCATIONS**

- Smiths Falls & Perth District Hospital
  - 60 Cornelia St W, Smiths Falls, ON K7A 2H9
- Esso Gas
  - 110 Beckwith St N, Smiths Falls, ON K7A 2C3
- Rivington Rally Honda
  - 12438 ON-15, Smiths Falls, ON K7A 0K4
- Giant Tiger
  - 29 Chambers St, Smiths Falls, ON K7A 2Y3
- Walmart
  - 114 Lombard St, Smiths Falls, ON K7A 5B8

**PROPERTY INFORMATION**

Welcome to a transformative development opportunity in the heart of Smiths Falls! This dynamic property embodies the essence of entrepreneurial spirit, offering a meticulously designed commercial auto garage and retail space, accompanied by an upper unit. The commercial auto garage, thoughtfully crafted with 3 bays, provides the ideal setting for automotive enthusiasts and entrepreneurs to thrive. Adjacent, the retail space beckons with its strategic layout, inviting businesses to establish a vibrant storefront in a bustling community. Above it all, the upper unit stands as a blank canvas, ready to adapt to your vision. Whether utilized as additional retail space, office quarters, or transformed into a dynamic living area, this flexible space promises endless possibilities for development. Notably, envision a proposed 3-story building on this lot, expanding future growth and innovation. In a hub of innovation and opportunity, this development offers unparalleled visibility and accessibility. Seize the moment and redefine the landscape of commerce in this vibrant locale.

**PERMITTED USES**

- accessory dwelling
- accessory dwelling unit
- automobile service station
- building supply centre
- community service
- custom workshop
- equipment rental outlet
- garden centre
- hotel
- instructional facility
- motel
- open market
- personal service
- place of assembly
- recreational establishment
- retail store
- restaurant
- service outlet
- tradesperson's establishment
- vehicle sales or rental establishment
- veterinary clinic

