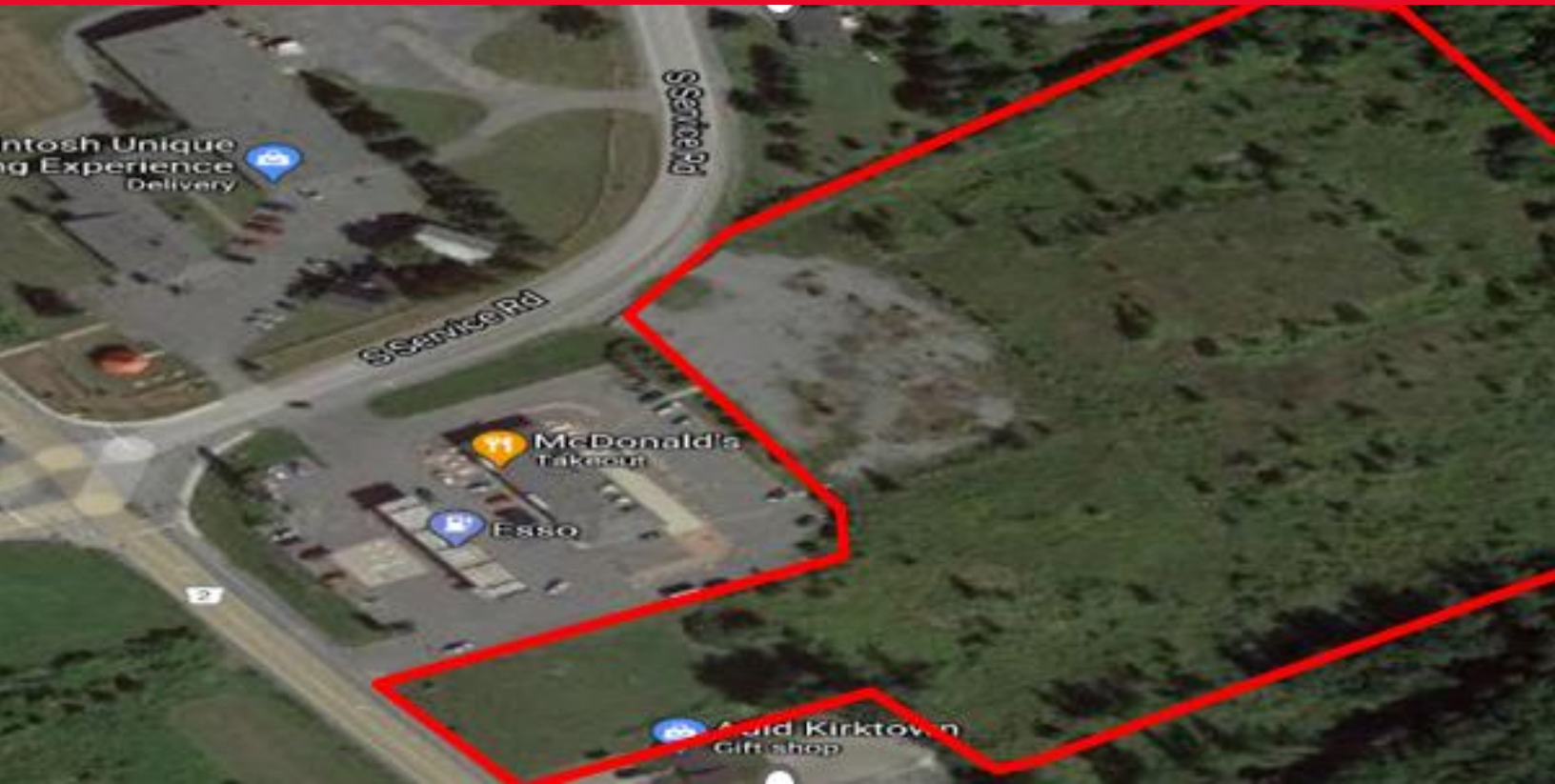


FOR SALE

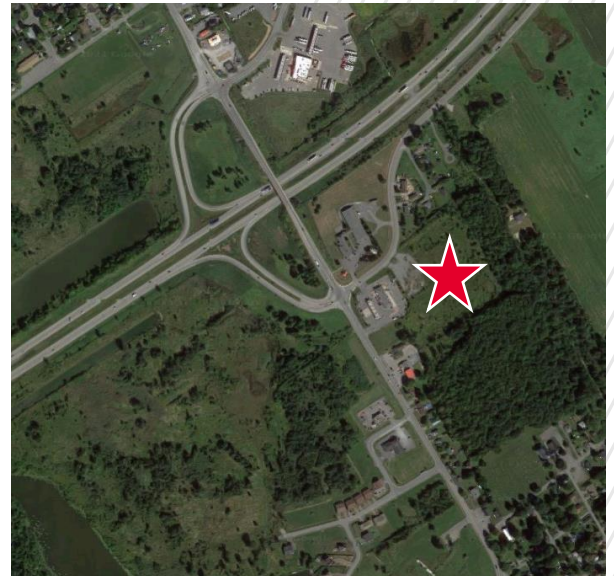
20387 County Road 2
South Lancaster, ON



PROPERTY HIGHLIGHTS

20387 County Road 2 is situated directly off highway 401 in South Lancaster with approximately 8.5 acres of land. There is a wide variety of uses available to a potential buyer.

BUILDING SF	N/A	SIGNAGE TYPE	N/A
LAND SF	370,260	1-MILE (POP.)	600
YEAR BUILT	N/A	3-MILE (POP.)	750
PARKING	N/A	MED. INCOME	\$76,702
TRAFFIC COUNTS	N/A	SPACE USE	Vacant Land



JEFF SCHEIDEGGER
Account Manager
+1 314-384-8662
Jeff.scheidegger@cushwake.com

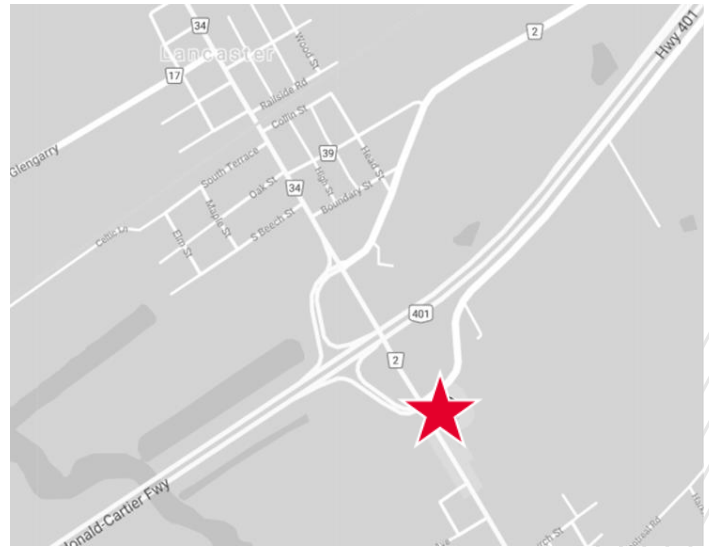
NEIL MASON
Sales Representative
+1 613 780 1571
nmason@cwottawa.com

FOR SALE

20387 County Road 2
South Lancaster, ON

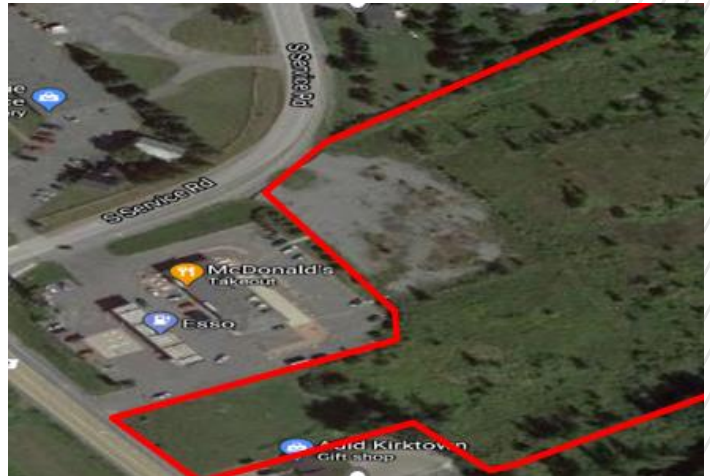
ZONING

The zoning permits a wide variety of uses including but not limited to; contractors' yard, antique shop, campground, furniture and home improvement centre, hotel, veterinary clinic. The zoning also permits detached residential



LEGAL INFORMATION

TAX PARCEL ID	671350317
2024 RE TAXES	TBD
ZONING	CH-Highway Commercial



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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