

FOR SALE 12 Raglan Street Renfrew, Ont



PROPERTY HIGHLIGHTS

12 Raglan Street North is prominently situated centrally in Renfrew Ontario about 1 hour drive from Ottawa. The corner lot benefits from excellent exposure and long term, zoning allows for a wide variety of uses. The town is a small transportation hub connecting Highway 60 and Highway 132 with the Trans-Canada Highway. Renfrew also benefits from being approximately 10km by road from the Quebec Border.

BUILDING SF	2,000
LAND SF	20,903
YEAR BUILT	N/A
PARKING	15 Spaces
TRAFFIC COUNTS	N/A

SIGNAGE TYPE	Pylon
1-MILE (POP.)	1,666
3-MILE (POP.)	5,000
MED. INCOME	\$70,336
SPACE USE	Retail



JEFF SCHEIDEGGER

Account Contact +1 314 384 8662 jeff.scheidegger@cushwake.com

NEIL MASON

Associate Vice President Sales Representative +1 613 780 1571 nmason@cwottawa.com

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.



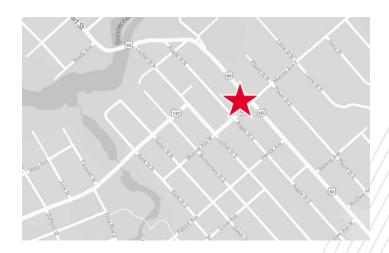
FOR SALE 12 Raglan Street Renfrew, Ont.

ZONING

The zoning permits a wide variety of uses including but not limited to;

Clinic, restaurant, tavern, retail store, veterinary clinic, financial institution.

The zoning also permits dwelling units over permitted commercial uses if a buyer is looking to redevelop the site.



LEGAL INFORMATION

TAX PARCEL ID	572760124
2020 RE TAXES	TBD
ZONING	C1-Downtown Commercial Zone



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:

JEFF SCHEIDEGGER

Account Contact +1 314 384 8662 jeff.scheidegger@cushwake.com

NEIL MASON

Associate Vice President Sales Representative +1 613 780 1571 nmason@cwottawa.com

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.