



CUSHMAN &
WAKEFIELD

Ottawa

FOR SALE

**BLACKS CORNERS
BECKWITH, ON**

\$2,500,000



Property outline is approximate

**APPROXIMATELY 23.6 ACRES OF
DEVELOPMENT LAND**

***SITUATED ALONG THE GROWING CARLETON
PLACE & SMITHS FALLS CORRIDOR***

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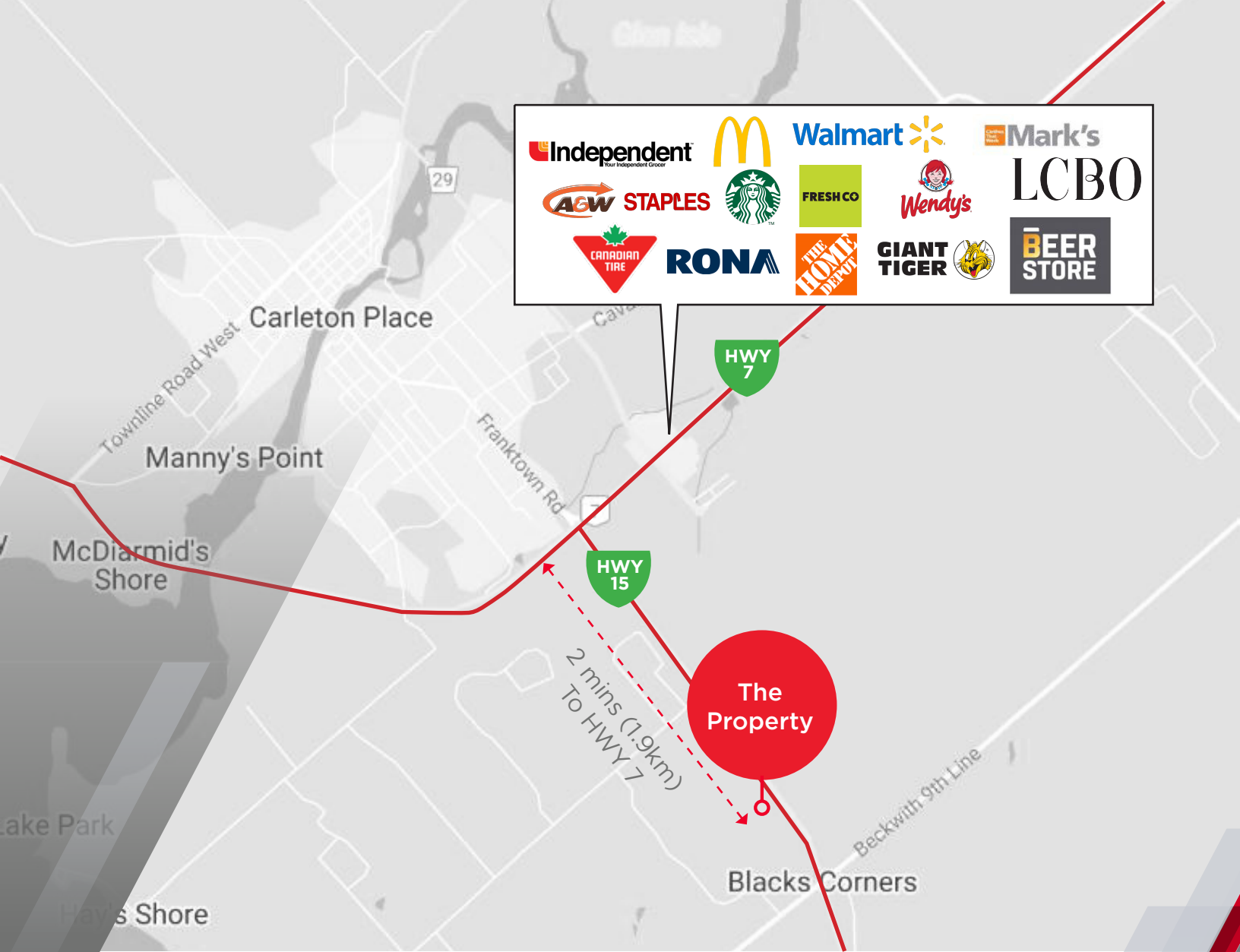


Overview

Cushman & Wakefield Ottawa (the “Advisor”), on behalf of the beneficial owner, is pleased to offer for sale a 100% freehold interest in approximately 23.6 acres of development land located in Beckwith, Ontario (the “Property”). Strategically located on Highway 15, this Property offers excellent visibility to passing traffic and boasts convenient access for commuters. The Property is situated along the busy Carleton Place and Smiths Falls Corridor, which saw an average daily traffic count of 9,700 vehicles (MTO AADT 2019). This versatile property presents a plethora of development opportunities, featuring approximately 13.6 acres zoned commercial use (C) and approximately 8.0 acres zoned residential (R). This grants developers diverse project pathways.

Conveniently located, the Property is a mere 2-minutes from Carleton Place’s Highway 7 Commercial Corridor, featuring Home Depot, LCBO, Starbucks, Canadian Tire, etc. and is 6-minutes from downtown Carleton Place. The town has undergone significant growth, with its population marking an 18% increase from 2016 to 2021. The town’s proactive housing initiatives have captured the interest of numerous developers, further fueling its growth trajectory.

Legal Description	PART LOT 14 CON 9, PART 1 PLAN 27R5652, EXCEPT PT 8 PLAN 27R7960 SUBJECT TO AN EASEMENT IN GROSS OVER PART 5 ON 27R10538 AS IN LC151664 BECKWITH TOWNSHIP
PIN	053150176
Zoning	R: Residential & C: Commercial
Surrounding Uses	Industrial and Residential
Access	Highway 15
Highway Frontage	~ 1,290'



Note: All property outlines are approximate

Distances

Smiths Falls, ON

Kanata, ON

Perth, ON

Downtown Ottawa

Brockville, ON

Kilometers

25.8 km

30.6 km

31.2 km

52.3 km

76.9 km

Hours/Minutes

19 min

21 min

25 min

40 min

1 hr 3 min

For more information, please contact:

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