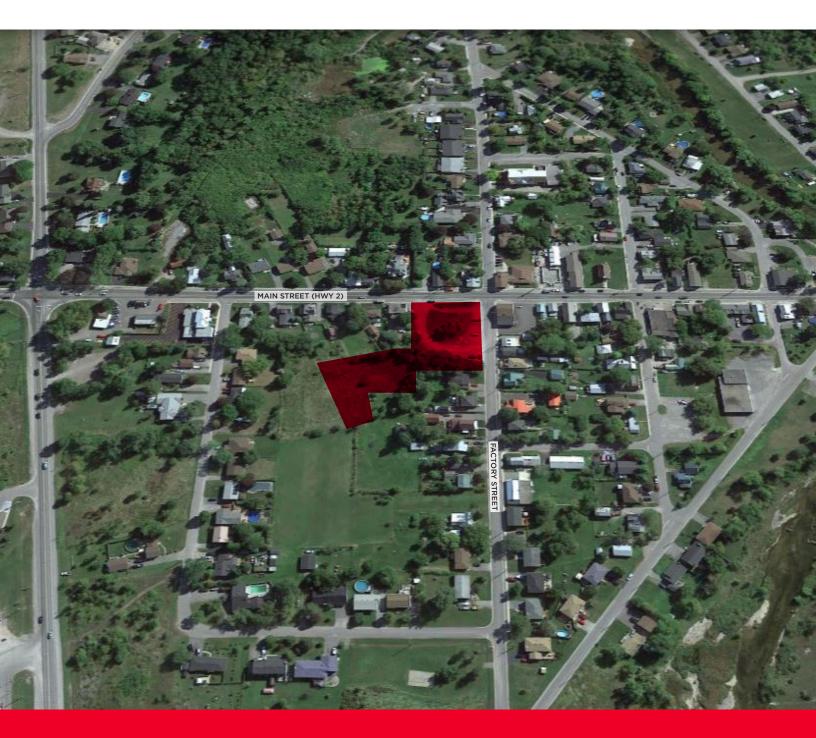
± 1.136 Acres of Development Land Opportunity

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FOR SALE

PROPERTY DETAILS

MUNICIPAL ADDRESS	150 Main Street + 54 Factory Street Odessa, ON
SELLER	Amy Campbell and Grant Joseph Campbell
PIN	Property consists of three separately deeded lots with the PIN numbers being: 45123-0141, 45123-0144 and 45123-0145. Properties must be sold together.
LEGAL DESCRIPTION	PART LOTS 84, 103 & 104, PLAN 91, LOYALIST TOWNSHIP, COUNTY OF LENNOX AND ADDINGTON, PARTS 1, 4 & 5 29R967 AND AS IN LA218534.
SURVEY	Consolidated Plan of Survey completed April 28, 2021



few.

54 Factory St R1 – Residential Type
1 Zone allowing for
group home, single
family dwelling, home
occupation and
accessory uses

PHASE 1 ESA	Recent Phase 1 ESA completed
TOTAL LOT AREA	± 1.136 acres (0.460 HA) (irregular shape)
PROPERTY TAXES (2023 FINAL)	\$1,531.94

WATER/GAS/ Municipal, services available to be SEWER installed by Purchaser at its own cost

PRICE \$695,000.00

DEVELOPMENT OVERVIEW

Prime corner development land located in Loyalist Township in the heart of the village of Odessa. Situated on the northeast corner of Main Street and Factory Street. The property represents a unique opportunity to develop both commercial and residential uses.

LOYALIST TOWNSHIP DEMOGRAPHICS



Distance by Vehicle

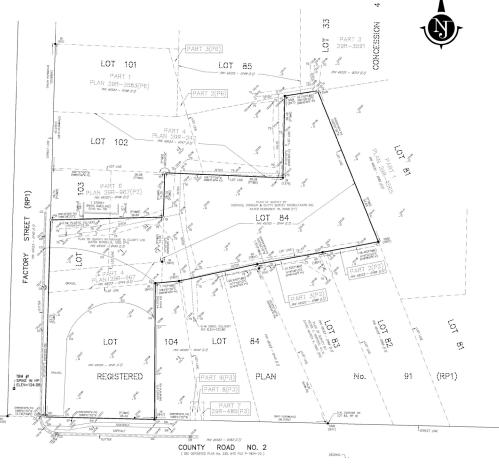
Hwy 401 Exit 599 1 km
Kingston 20.8 kms
Ottawa 211 kms
Montreal 302 kms
Toronto 254 kms

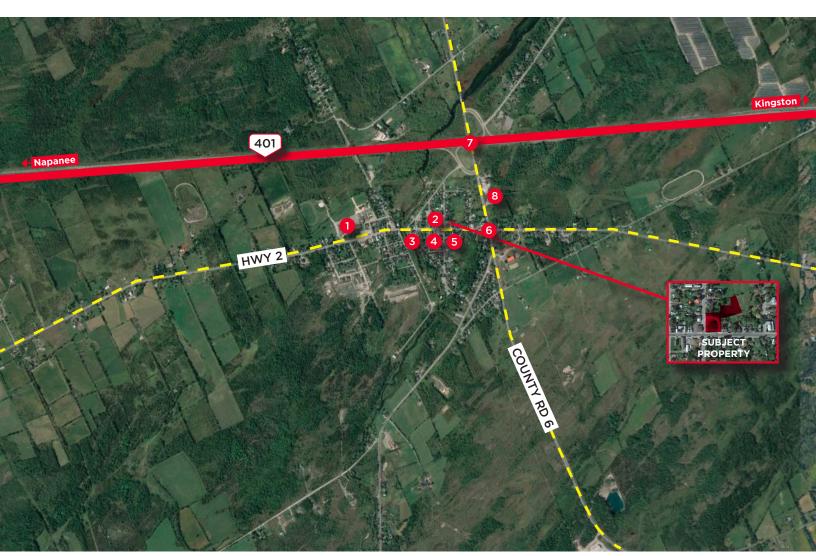


Population 17,390



SITE SURVEY





± 1.136 Acres of Development Land Opportunity

- Ernestown Secondary School
- 2 Jiffy Grill
- Canada Post
- 4 Home Hardware
- 6 RBC
- 6 Signalized Intersection
- 7 Highway 401 Intersection 599
- 8 OPP Station

MARTIN L. SKOLNICK

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Broker/ Vice President +1 613 542 2724 martin.skolnick@cwkingston.com



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