

# ± 1.136 Acres of Development Land Opportunity



FOR SALE

**150 MAIN ST & 54 FACTORY ST, ODESSA, ON**

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**PROPERTY DETAILS**

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

<b>ZONING</b>	150 Main St	C5 – Village commercial zone allowing for a wide variety of commercial uses including: bakery, bank, office, medical clinic, convenience store, retail, eating establishment and beer/liquor outlets to name a few.
	54 Factory St	R1 – Residential Type 1 Zone allowing for group home, single family dwelling, home occupation and accessory uses



<b>PHASE 1 ESA</b>	Recent Phase 1 ESA completed	
<b>TOTAL LOT AREA</b>	± 1.136 acres (0.460 HA) (irregular shape)	
<b>PROPERTY TAXES (2023 FINAL)</b>	\$1,531.94	
<b>WATER/GAS/SEWER</b>	Municipal, services available to be installed by Purchaser at its own cost	




**PRICE**  
\$695,000.00

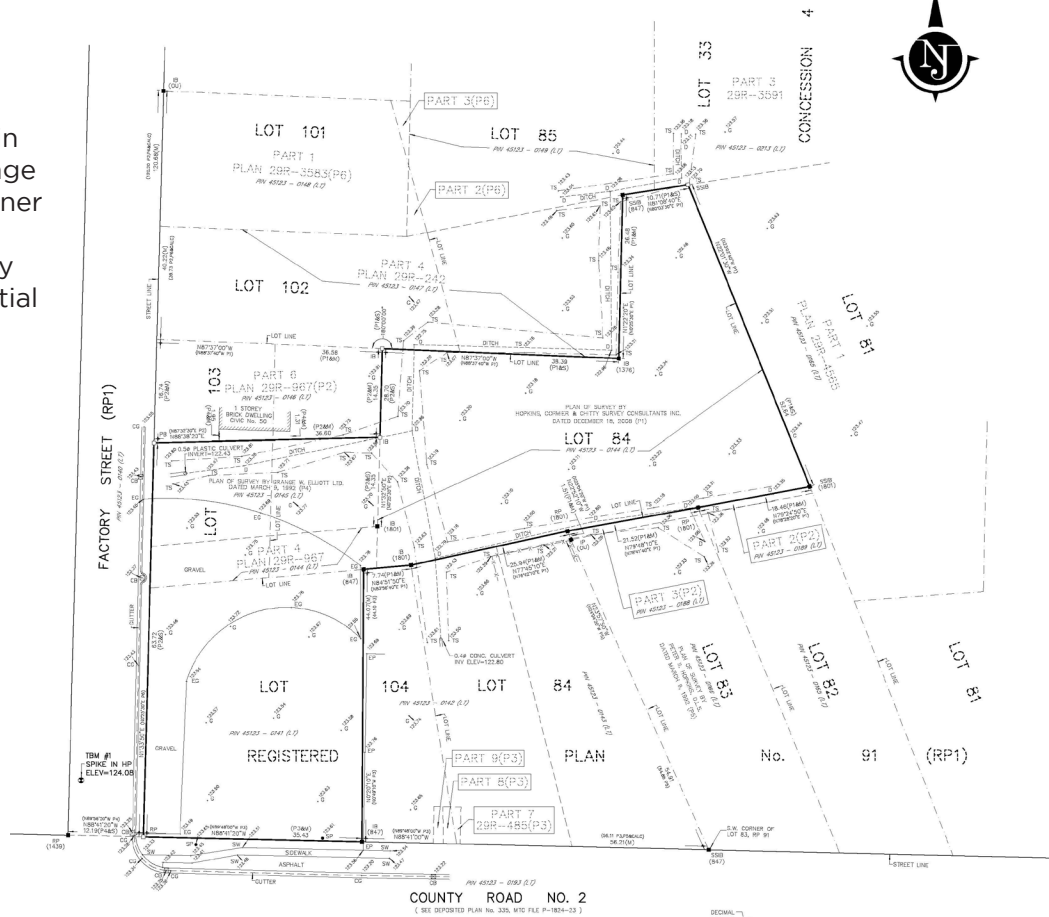
**SITE SURVEY**

**DEVELOPMENT OVERVIEW**

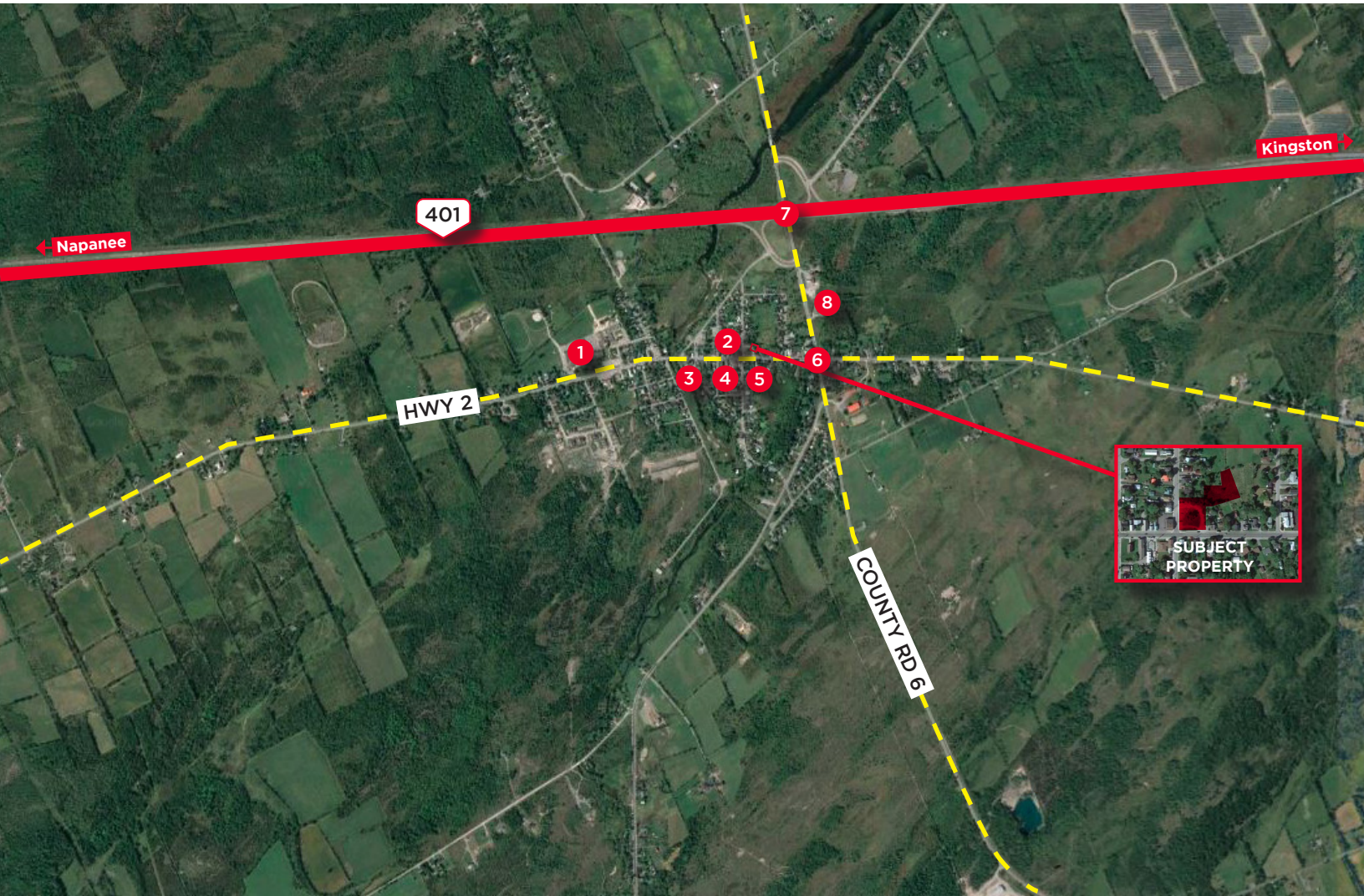
Prime corner development land located in Loyalist Township in the heart of the village of Odessa. Situated on the northeast corner of Main Street and Factory Street. The property represents a unique opportunity to develop both commercial and residential uses.

**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
-  **Average Age**  
43







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



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