



# Large Scale Retail & Commercial Space **For Sale**

231 Lombard Street | Smiths Falls, ON

## **Kevin Houlahan**

Senior Sales Representative  
+1 613 683 2222  
[kevin.houlahan@colliers.com](mailto:kevin.houlahan@colliers.com)



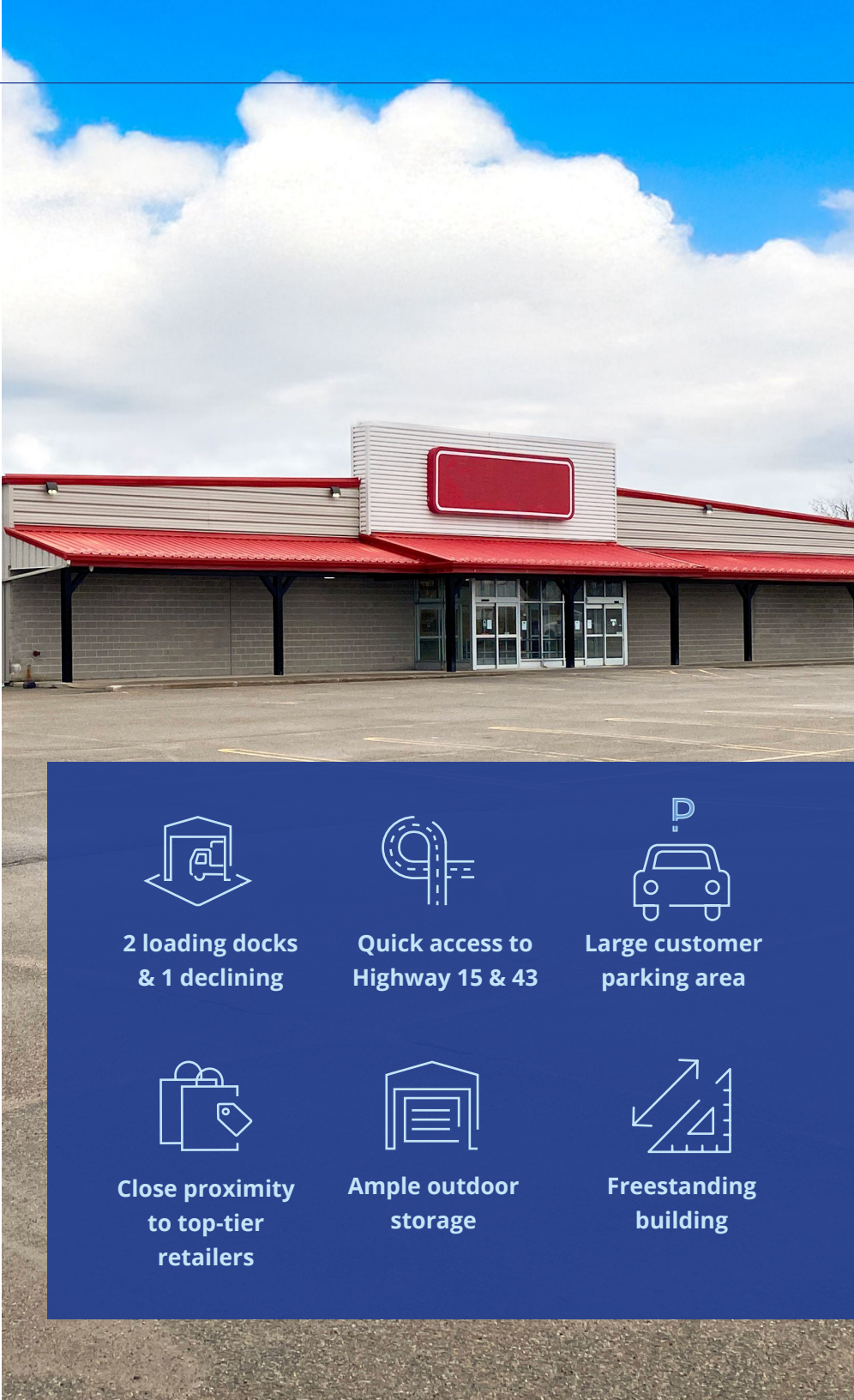
# Property Overview

High-exposure retail opportunity on the south side of Smiths Falls along busy Highway 15.

This large standalone building features a bright, open showroom with high ceilings ranging from 15' to 21', ideal for a multitude of uses including retail, automotive, recreational vehicle supply or service uses.

Property includes a large fenced outdoor yard, a covered exterior display area, and two loading docks: one covered, grade-level dock and one declining dock designed for 53' trailers. Ample outdoor storage permitted. Large customer parking area.

|                |                                           |
|----------------|-------------------------------------------|
| Address        | 231 Lombard Street, Smiths Falls          |
| Site Area      | 3.81 Acres                                |
| Building Size  | 28,787 SF                                 |
| Property Taxes | \$103,172.04 (2025)                       |
| Zoning         | CC                                        |
| Listing Price  | <del>\$5,850,000</del> <b>\$4,500,000</b> |



2 loading docks  
& 1 declining



Quick access to  
Highway 15 & 43



Large customer  
parking area



Close proximity  
to top-tier  
retailers



Ample outdoor  
storage



Freestanding  
building

# Location Overview & Demographics

Located along Smiths Falls' main commercial corridor, 231 Lombard Street offers a high-visibility retail opportunity just minutes from the revitalized downtown core. The property enjoys direct access to Highway 15 and sits in a growing area supported by strong infrastructure and a diverse local economy.

Smiths Falls continues to attract new residents and businesses. The town has experienced over 5% population growth since 2016, fueled by affordable housing, small-town appeal, and strategic proximity to Ottawa and Kingston, each about an hour away. The community has welcomed more than 24 new businesses in the past year alone.

The property benefits from proximity to VIA Rail service, the Smiths Falls-Montague Airport, and the Rideau Canal, a UNESCO World Heritage Site that draws visitors year-round. With its strong community, expanding population, and accessible location, 231 Lombard Street presents an ideal opportunity for retailers looking to grow in Eastern Ontario.

## 10KM Radius



Current  
population

20,874



Average  
household income

\$100,858



Employment rate  
within 10 km

93.1%



Labour Force  
Participation

57.2%

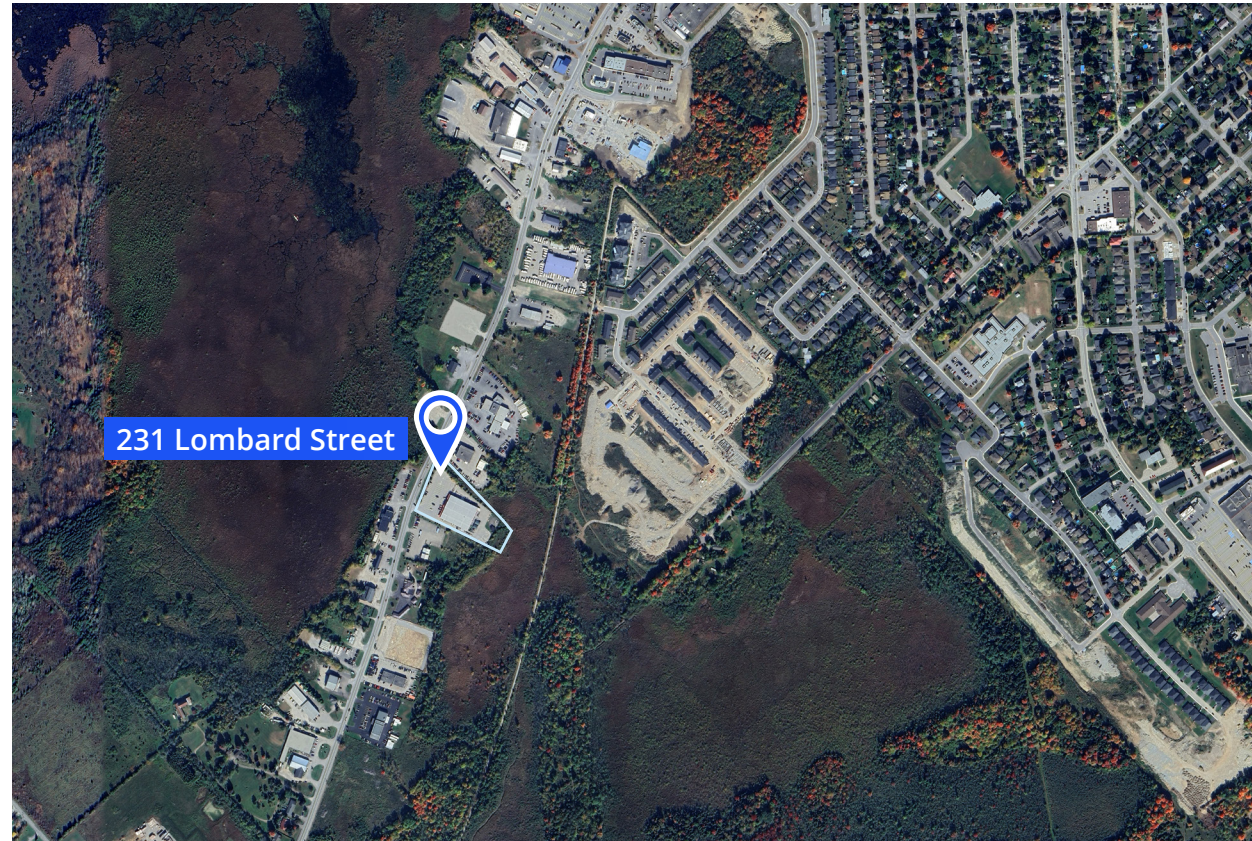
## Labour Type

|                                   | %    |
|-----------------------------------|------|
| Health Care and Social Assistance | 14.7 |
| Retail Trade                      | 14.3 |
| Construction Industry             | 11.7 |
| Manufacturing Sector              | 9.4  |

# Zoning By-law

28,787 SF available

The Corridor Commercial (CC) Zone is intended to implement the policies of the Corridor Commercial designation in the Official Plan. This Zone generally permits a wide range of automobile-oriented commercial Uses that do not detract from the permitted Uses in the GC Zone, such as serve residential neighbourhoods, such as automobile and Recreational Vehicle Sales, Shopping Centres, and Warehouses.



## CC - Corridor Commercial

### Permitted Uses

|                                  |                         |
|----------------------------------|-------------------------|
| Adult Entertainment              | Automobile Rental       |
| Animal Hospital                  | Building Supply Outlet  |
| Assembly Hall                    | Commercial School       |
| Automobile Body Shop             | Convenience Store       |
| Automobile Care                  | Custom Workshop         |
| Automobile Gas Bar               | Dry Cleaning Plant      |
| Automobile Sales                 | Farm Implement Sales    |
| Automobile Service Station       | Farm Supply Sales       |
| Automobile Washing Establishment | Full-Service Restaurant |

|                        |                            |
|------------------------|----------------------------|
| Funeral Home           | Printing Shop              |
| Financial Institution  | Recreational Vehicle Sales |
| Greenhouse             | Retail Food Store          |
| Laundromat             | Retail Store               |
| Hotel                  | Shopping Centre            |
| Office                 | Warehouse                  |
| Personal Service Shop  | Wholesale Outlet           |
| Place of Entertainment | Take-Out Restaurant        |
| Place of Recreation    | Gas Transfer Facility      |

\*The above zoning information is provided for general reference only and must be read in conjunction with the Town of Smith Falls Comprehensive Zoning By-Law. Please consult the official by-law for complete details or contact city officials.







**Kevin Houlahan**

Senior Sales Representative

613 683 2222

kevin.houlahan@colliers.com

**Colliers**

**Ottawa Office**

99 Bank Street, Suite 1500

Ottawa, ON K1P 6B9

Main: +1 613 567 8050

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage

**collierscanada.com**