



17300 County Road 43, Monkland, ON

Development Land For Sale

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Property Overview

Located at 17300 County Road 43 near the intersection of County Road 43 and Highway 138 in Monkland, Ontario, this 1.007-acre parcel of land features a CH – Highway Commercial zoning. The current zoning permits a variety of uses including; restaurants, Automobile Sales, Rental Establishments, Car Wash, Self-Storage, Convenience Stores, along with many other uses. The site is well located north of Cornwall and southeast of Ottawa with strong exposure.

Civic Address	17300 County Road 43
Location	Located at the intersection of County Road 43 and Highway 138
Legal Description	PT LT 12 CON 2 ROXBOROUGH AS IN S62746; NORTH STORMONT
Pin Number	601310052
Type of Property	Redevelopment
Site Area	43,873.66 ft ² (1.007 Acres)
Dimensions	202.92 ft x 214.54 ft x 207.60 ft x 213.01 ft
Zoning	CH – Commercial Zone
List Price	\$100,000.00



Proximity Map

 17300 County Road 43

1	Ottawa, ON 57 Minutes
2	Montreal, QC 1 Hour 45 Min.
3	Brockville, ON 1 Hour
4	Cornwall, ON 25 Minutes
5	U.S.A. Border 25 Minutes





ENVIRONMENTAL: The Vendor has conducted on-site environmental assessment work. Upon prospective purchasers executing a Confidentiality Agreement, Imperial will provide access to a “Confidential Data Room” which will contain, among other documents, relevant environmental reports and the Vendor’s standard form Offer to Purchase (OTP). The information provided in the Data Room is for information only, and the Vendor makes no warranties or representations regarding the accuracy of that information. Accordingly, the Purchaser will be encouraged to review these reports and the OTP (including the schedules attached to the OTP) prior to submitting an Expression of Interest. The property will be sold on an as is, where is” basis. The Vendor will not be completing any further environmental assessment work or providing a Record of Site Condition for the property prior to closing.

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