



New Listing Price:
\$2,150,000

Embrun, ON

Commercial Land For Sale

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Property Overview

12.744 acres of farm land located near the corner of Notre Dame Street and St. Albert Road, minutes from the town of Embrun. Embrun is part of the larger Russell Township in Prescott and Russell United Counties. The community is located approximately a twenty-five minute drive from Ottawa. Minutes from Trans-Canada Highway 417.

Civic Address	1560 Notre-Dame Street
Location	Located near the corner of St. Albert Road West and Notre-Dame Street
Legal Description	PT LT 7 CON 10 RUSSELL PT 1-6,50R3190; S/T RR117949, RU22584; S/T EXECUTION 01-00141, IF ENFORCEABLE; S/T EXECUTION 93-08048 IF ENFORCEABLE; RUSSELL
Pin Number	690150089
ARN#	0306000010025000000
Type of Property	Farm/Land
Site Area	±12.774 Acres
Property Taxes	\$1,443.38 (2024)
Zoning	A2 - Rural Mixed Use
Future Zoning	MA - Agricultural Industrial
Sale Price	\$2,250,000 \$2,150,000



Current Zoning

A2 - Rural Mixed Use

The purpose of the A2 - Rural Mixed Use Zone is to:

The purpose of the Rural Mixed Use (A2) Zone is to provide for a mix of agricultural, residential and resource uses, in order to enable the expansion of the agricultural industry as well as accommodate demand for rural housing. In the event of a conflict between an agricultural use and a non-agricultural use, the interests of the agricultural use shall take priority.

The following uses shall be permitted in the zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations.

Permitted Residential Uses:

- Accessory dwelling unit
- Bed and breakfast
- Detached dwelling
- Group home
- Mobile home, accessory to an agricultural use, kennel or animal hospital
- Secondary dwelling unit

Permitted Non-Residential Agriculture Uses:

- Agricultural use including a specialized farm, and/or an intensive livestock operation
- Aquaculture
- Commercial nursery and/or greenhouse
- Conservation use
- Equestrian centre
- Forestry operation
- Greenhouse
- Nursery

Permitted Non-Residential Agriculture-Related Uses:

- Agricultural produce warehouse (local produce only)
- Farm equipment sales, rental and servicing
- Livestock sales establishment
- Farmers' market (local produce and products grown in the area)
- Food processing plant (local produce only)

Permitted Non-Residential On-Farm Diversified Uses:

- Agricultural produce warehouse
- Agri-tourism
- Animal hospital
- Farmers market
- Food processing plant
- Home-based business
- Home-based business, rural
- Home industry
- Kennel
- Wayside pit or quarry

Pending Re-Zoning

MA - Agricultural Industrial Zone

The purpose of the MA– Agricultural Industrial Zone is to:

No person shall hereafter use any lands or erect, alter, enlarge or use any building or structure in an Agricultural Industrial (MA) zone unless in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

Permitted Residential Uses:

- Accessory dwelling unit

Permitted Non-Residential Uses:

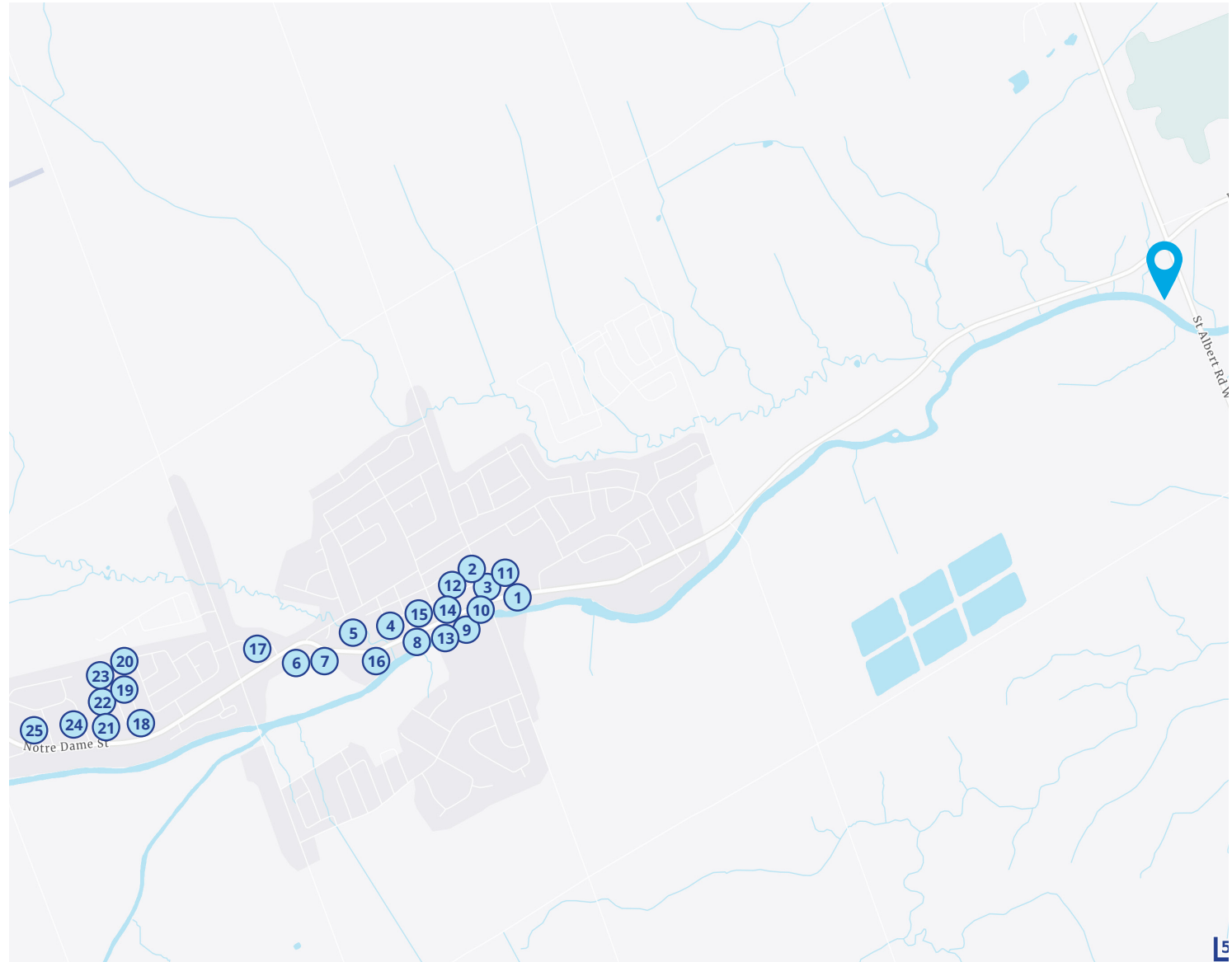
- Abattoir
- Agricultural produce warehouse
- Agricultural use, but not including a livestock operation
- Agriculture-related use
- Agri-tourism
- Farm equipment sales, rental and servicing
- Farmers' market
- Food processing plant
- Food production
- Forestry operation
- Garden centre
- Greenhouse
- Kennel
- Livestock sales establishment
- Medical marijuana production facility
- Nursery
- Open or enclosed storage, accessory to a permitted use
- Retail store, accessory to a permitted use



Nearby Amenities

 1560 Notre-Dame Street

1	Pizza Hut
2	Embrun Total Fitness
3	Gabriel Pizza
4	M& M Food Market
5	Home Hardware
6	IDA
7	RBC Royal Bank
8	The Uptown Resto Bar Indian Fusion
9	Village Dining Lounge
10	Latin Table
11	Ecole Elementaire Catholique Embrun
12	Enzo Grill
13	Tiffany's Pizza
14	Hearing Centre
15	Lexine Photographie Corp
16	Sicotte Guilbault Professional Corp
17	Jean Coutu
18	Tim Hortons
19	Dairy Queen
20	Boston Pizza
21	Your Independent Grocer
22	McDonalds
23	LCBO
24	Shoppers Drug Mart
25	Subway



Location Overview



About Embrun

Embrun is a community in the Canadian province of Ontario in the Eastern Ontario region. Embrun is also part of the National Capital Region. Embrun is part of the larger Russell Township in Prescott and Russell United Counties.

In 2011 (the year of the most recent census), the urban area of Embrun had a total population of 6,380, but if surrounding agricultural areas closely tied to the community are included, the population figure rises to 11,223. This makes Embrun the largest community in the Township of Russell.

Embrun has grown rapidly in recent years. Between 2001 and 2006, the population of Embrun's urban area increased by 26.6%, higher than any other community in the 613 area code and the 8th highest in Ontario.

Between 2006 and 2011 its growth was slower, but still more than double the provincial average, growing at a rate of 12.8%, which was the 6th fastest in the 613 area code and the 25th fastest in Ontario.

The town has a French-speaking majority, with a significant English-speaking minority. According to the 2006 Census, 57% of Embrun's population speaks French at home, while 41% speak English at home. The remaining 2% speak either both languages equally, or speak a non-official language.

The community is located approximately a twenty-five-minute drive from Ottawa, an hour and a half from Montreal, and a five-hour drive from Toronto. Embrun is located near Trans-Canada Highway 417, between Russell, Ontario and Limoges, Ontario.



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