

FOR SALE | COMMERCIAL LAND

Marcus & Millichap

Real Estate Investment Services Canada Inc.,
Brokerage

5710 COUNTY ROAD 9, ST. ISIDORE, ONTARIO



SUMMARY HIGHLIGHTS

- Also known as 5710 Ste-Catherine Street
- Propane gas company to north, 2 largest businesses to west
- Approx 5.75 acres of highway commercial land for sale
- Directly across Ste-Catherine Street is a Truck Stop featuring a Petro-Canada and Burger King
- Esso truck stop with Tim Horton's restaurant and drive-through at the same Highway exit
- Surrounding land uses are a mix of commercial, industrial and residential properties
- Benefits from great exposure at the intersection of Ste-Catherine Street (County Road 9) and Concession Road 21
- Ste-Catherine Street is a main north/south route through the Village of St. Isidore and connects directly with Highway 417
- In very close proximity to Highway 417 (Trans Canada Hwy) with over 60,000 vehicles per day
- CH Highway Commercial Zone
- **Asking Price: \$425,000**

FOR MORE INFORMATION CONTACT:

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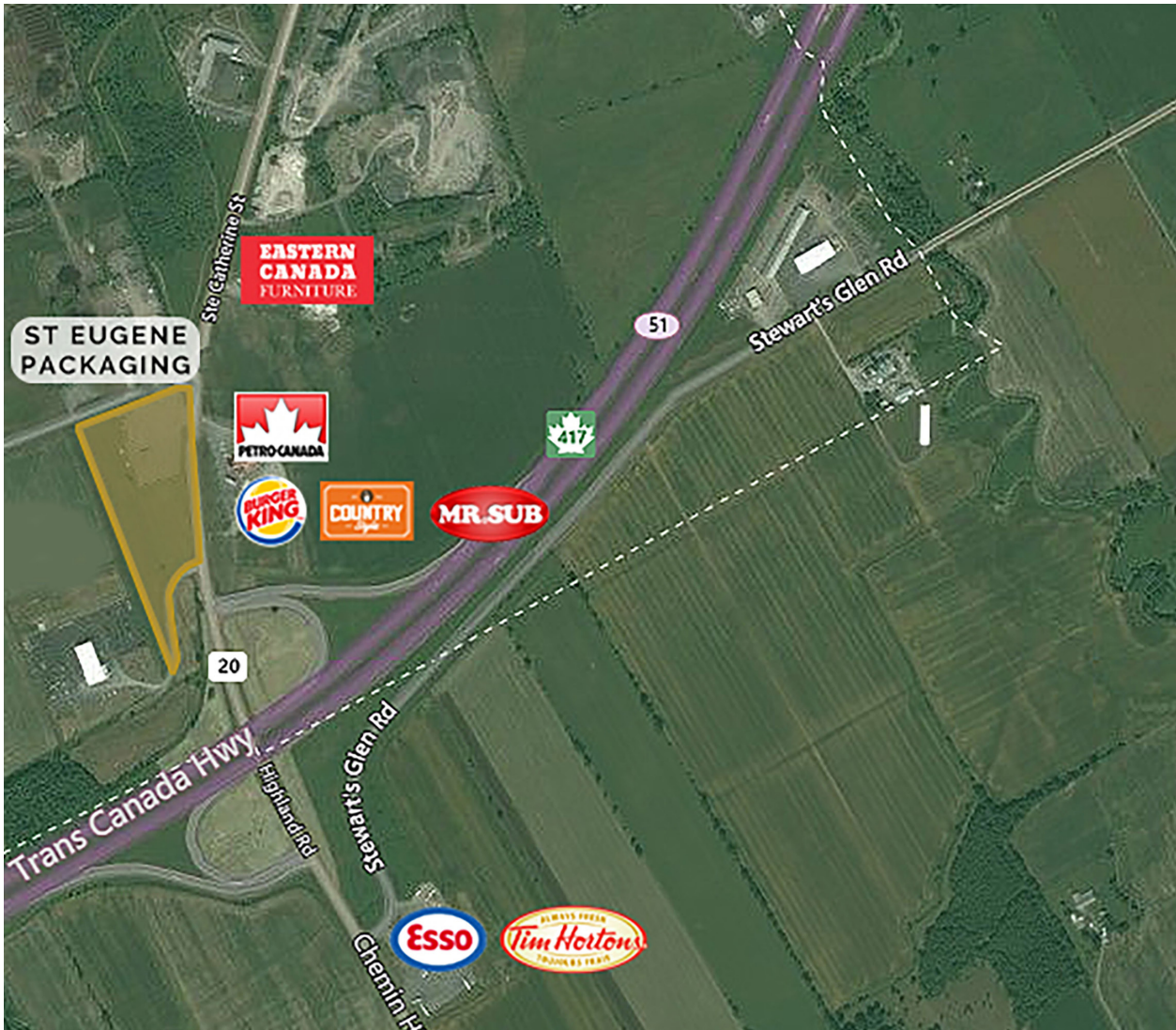
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SNAPSHOT OF AREA



The property is located south of the Village of St. Isidore which is a rural hamlet situated at the southeast corner of the Nation Municipality - 18 km east of the Village of Casselman, the largest community between Ottawa and Montreal.

The property is located in the region of the United Counties of Prescott and Russell which covers \pm 2,000 km² and is located in the eastern tip of Ontario, surrounded by the City of Ottawa to the west, the Ottawa River to the north, the province of Québec to the east and the United Counties of Stormont, Dundas and Glengarry to the south.

The United Counties of Prescott-Russell are a popular choice for many residents who choose to reside in a rural setting while remaining close to the City of Ottawa. The total population of the Eastern Ottawa Valley is close to 200,000 people. The primary thoroughfare for the entire region is Highway 417. Highway 417 sees an average of 60,000 vehicles per day and is used as the main route for commuters residing in towns throughout the Eastern Ottawa Valley. Highway 2 is another commuter road.

