



3087 Parkedale Ave., Brockville, ON

Retail & Self-Storage Development Opportunity For Sale

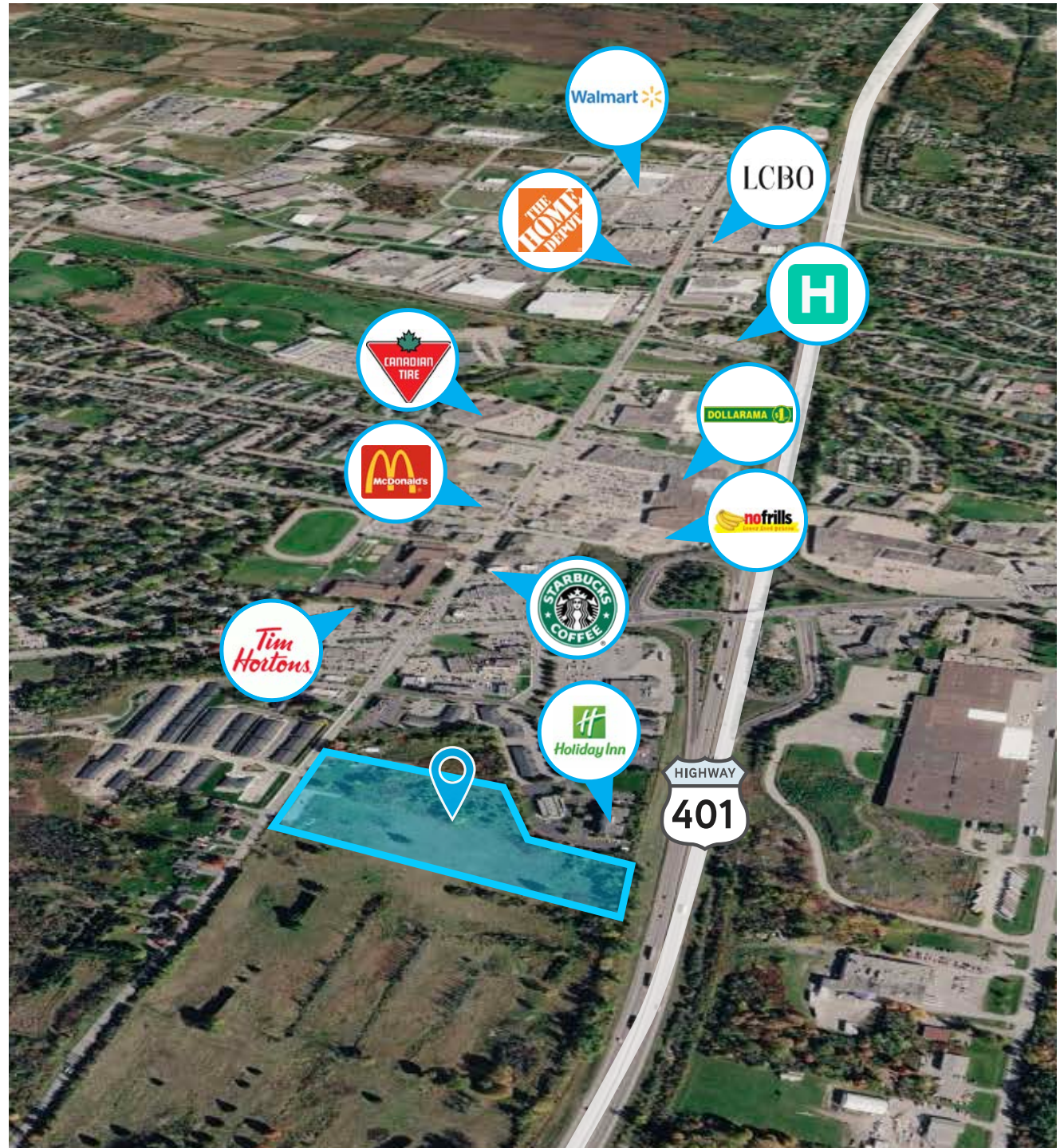
- ±12.23-acre Commercial Development Opportunity
- Site Plan Approval Documents Signature Ready

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Location Overview

- Prime frontage on Parkedale Avenue, one of Brockville's busiest commercial corridors.
- Minutes north of Highway 401 with exceptional regional accessibility.
- Down the road from SmartCentres Brockville, Home Depot, Walmart Supercentre, Canadian Tire, Real Canadian Superstore, Staples, Giant Tiger, Dollarama and numerous national and regional retailers.
- Surrounded by many other established retail plazas, commercial services and growing residential neighbourhoods supporting continued commercial demand.
- Excellent visibility, exposure and accessibility for destination retail, restaurants and service commercial businesses.



The Opportunity



- ±12.23-acre commercial development opportunity on one of Brockville's primary retail corridors.
- Site Plan Approval signature ready significantly reducing development timelines.
- Planned mixed-use commercial development featuring quick service restaurants (QSRs), retail buildings, grocery store and self-storage to create a destination commercial project.
- Excellent opportunity for developers, investors, owner-users, and national retailers seeking a shovel-ready project.
- Existing commercial zoning supports a broad range of retail, restaurant, office, service commercial, and self-storage uses.

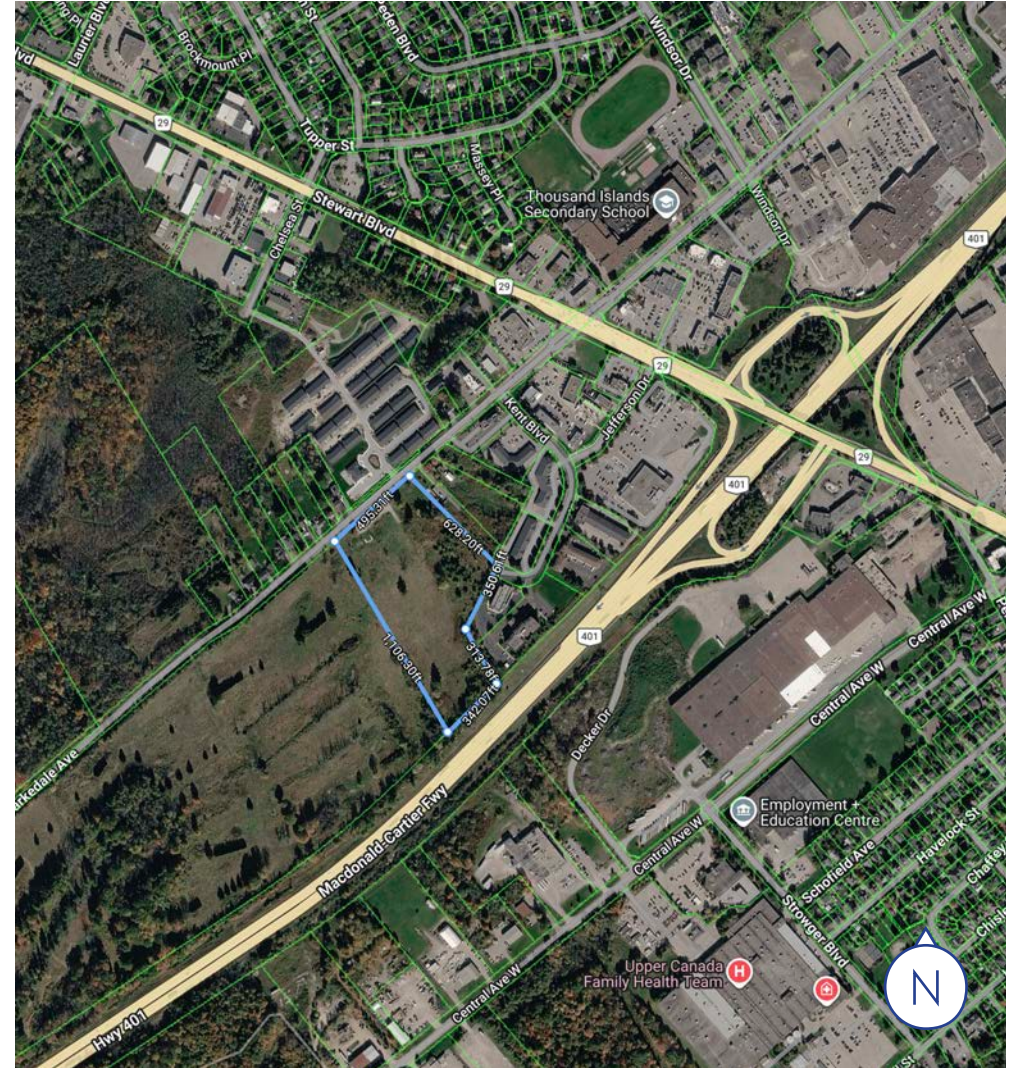
Quick Service Restaurants (QSRs), Retail Buildings, Grocery Store and Self-storage

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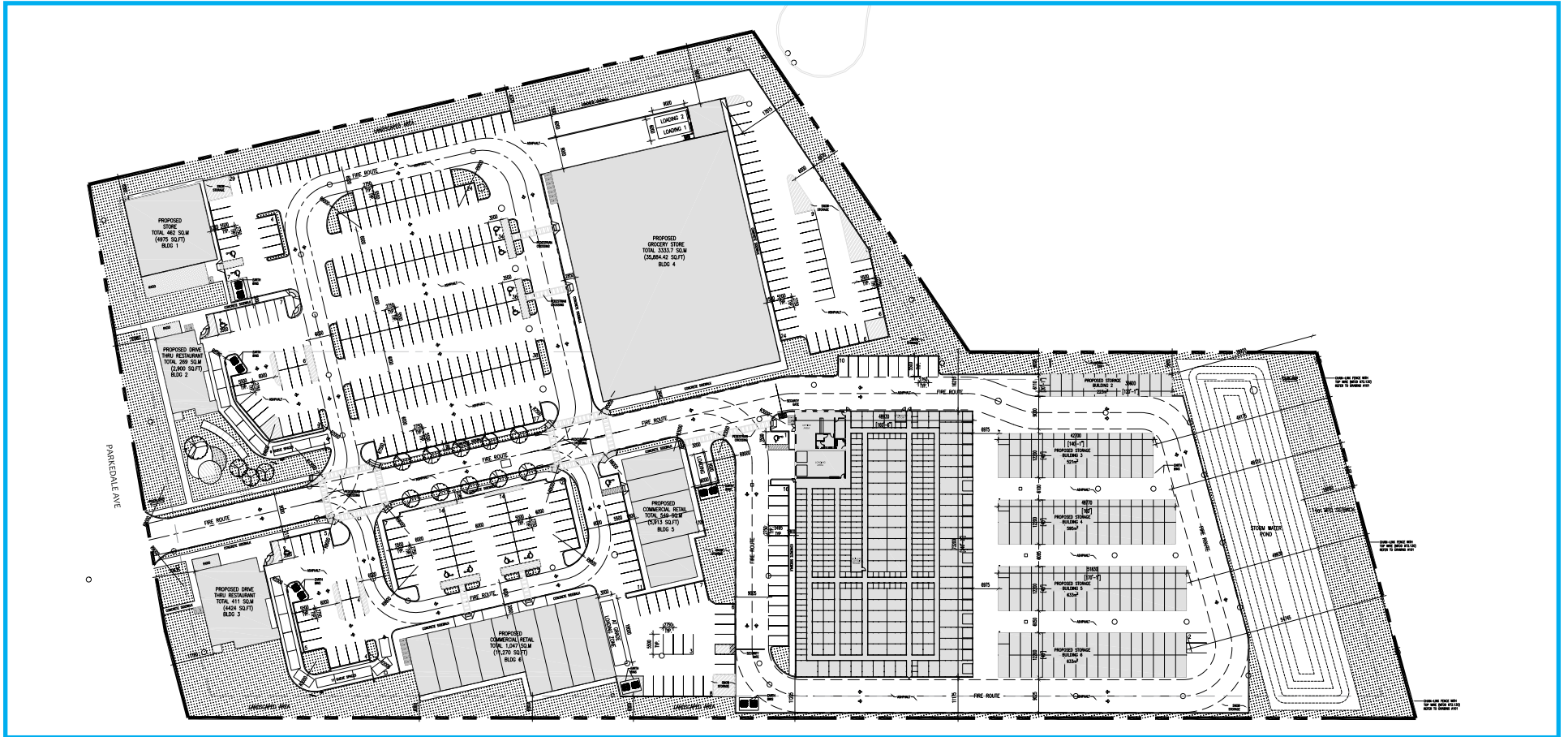
Property Specifications

1015-1045 Dairy Dr., Ottawa, ON

Location	North east corner of Dairy Dr. and Old Montreal Rd.
PIN	441840285
Land Size	±12.23 Acres
Zoning	H1-C3 General Commercial Arterial
Price	\$7,950,000
Taxes (2025)	\$1,470.94
Site & Servicing Advantages	Servicing is well advanced, with civil drawings prepared for water, sanitary and storm infrastructure. The plan contemplates installation of all servicing in Phase 1, with stormwater management supported by both underground storage and dry pond infrastructure. This provides a strong foundation for phased development and helps position the property for efficient construction following final Site Plan Approval.



Site Plan



Development Highlights

- Proposed master-planned commercial development on approximately 12.23 acres.
- Concept includes multiple retail/QSR pads at the front of the site with a substantial self-storage component positioned toward the rear.
- Phased development plan allows for flexible construction and tenant rollout.
- Full municipal servicing and engineering completed through the Site Plan process, positioning the project for rapid commencement following final approval.
- Outstanding opportunity for national retailers, restaurants, service commercial users, and self-storage operators.

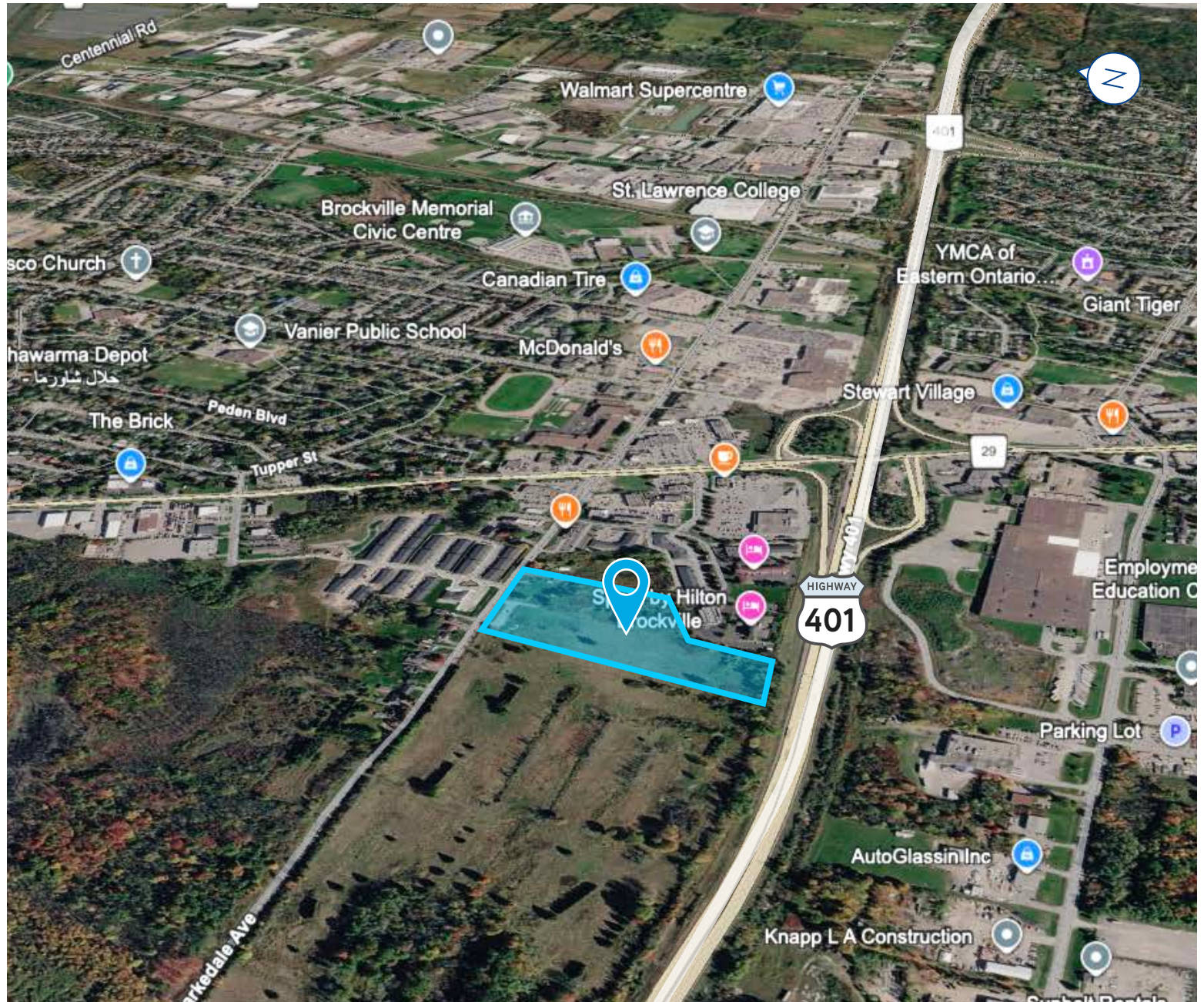
Local Area

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