

**AVISON
YOUNG**

For Sale
Commercial Development Land
18322 HWY 17, Cobden, ON



**Get more
information**

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Property Introduction & Zoning

For Sale

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The Property is located on Highway 17 between Renfrew and Pembroke and is equipped with two separate access points approved by the Ministry of Transportation (MTO). This presents a unique opportunity allowing a Gas / Travel Station development project. With Highway 17 being the major highway connecting Ottawa and Pembroke, this site experiences a high volume of trucks and cars passing by on daily basis.

Architecture drawings have been completed for a potential Travel Centre allowing for a gas station user and retail/fast food restaurant users can be made available.

The General Commercial zoning of the property can also accommodate a variety of other commercial uses, including but not limited to, variety of automotive uses, motel/hotel and retail store uses.

Property Summary

Price : \$1,200,000.00

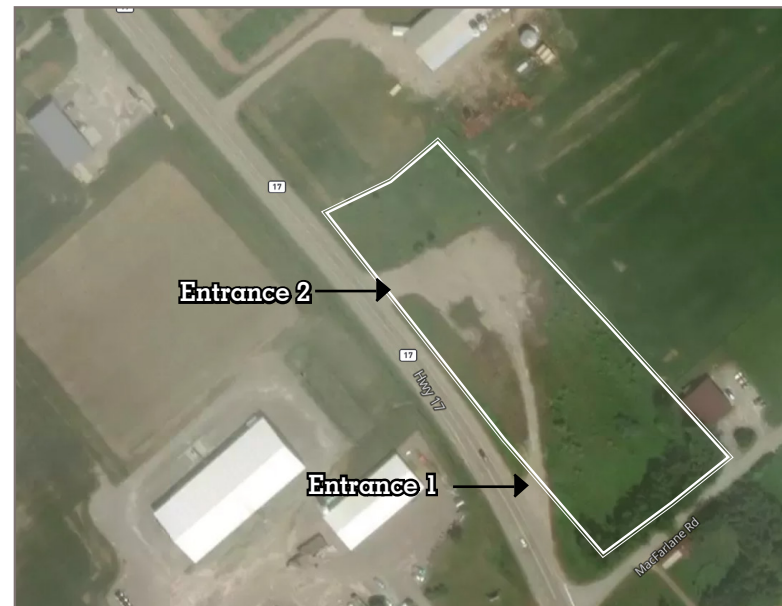
Land Area : Approx. 3.57 acres

Frontage : 717.59 sf

Zoning : General Commercial

Legal Description

PT LT 1, CON 2 WEST MUSKRAT LAKE, WESTMEATH, BEING PART 1 ON 49R15080, TOWNSHIP OF WHITEWATER REGION, COUNTY OF RENFREW

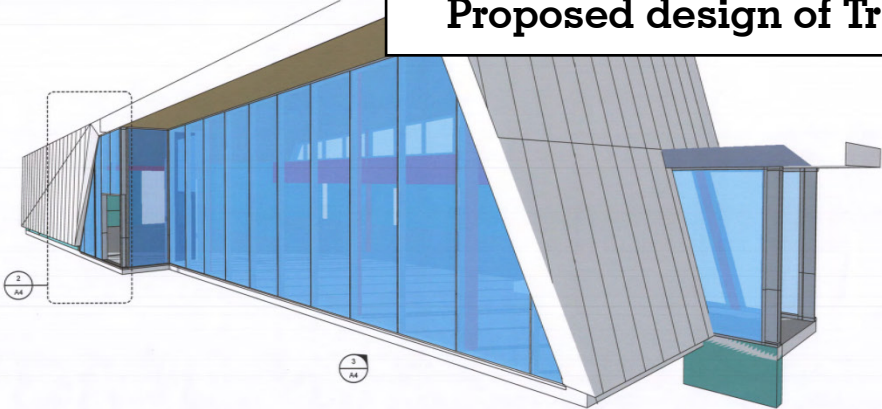


Layout & Plan

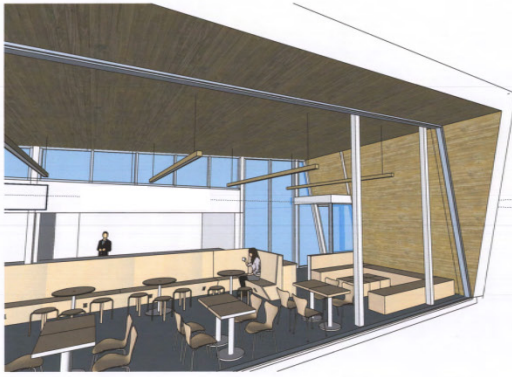
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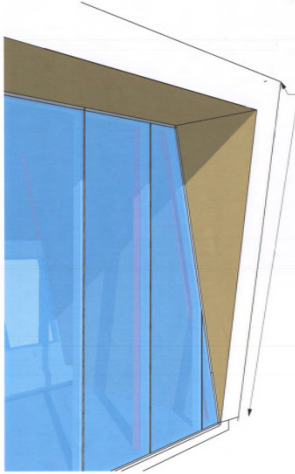
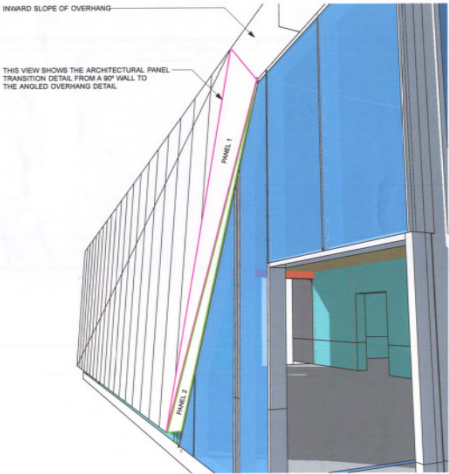
Proposed design of Travel Centre



1 PERSPECTIVE VIEW
N.T.S.



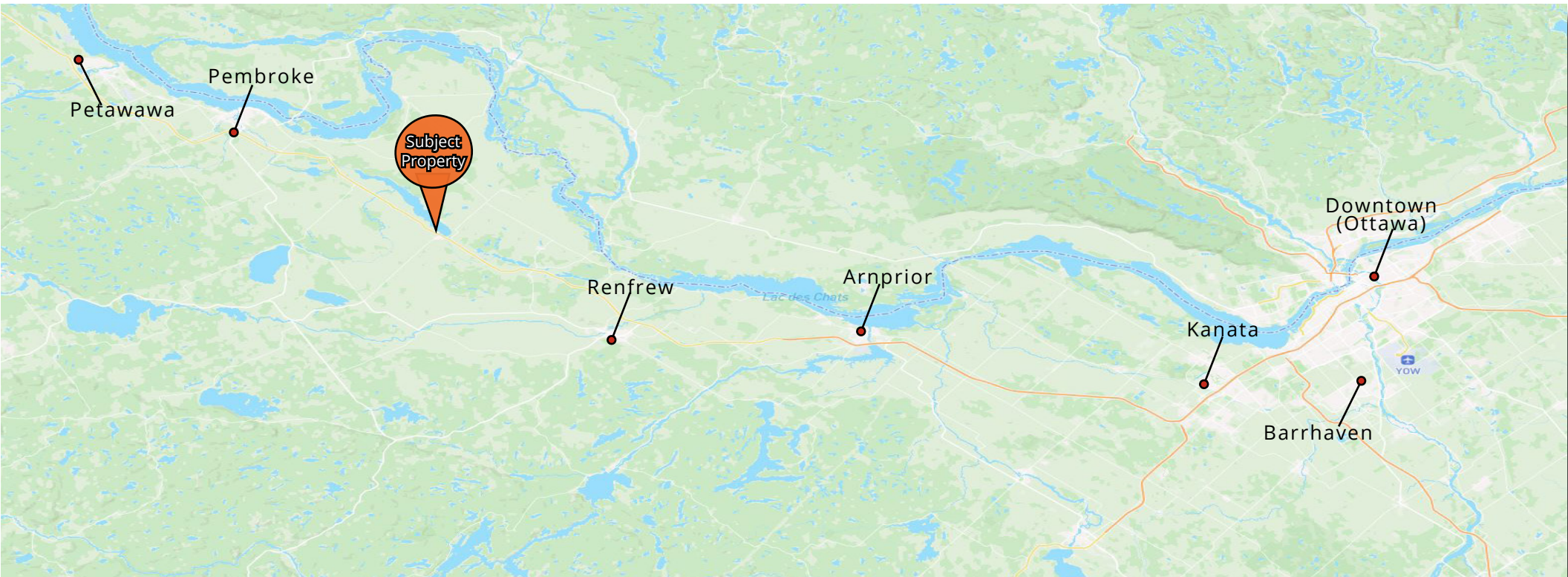
4 INTERIOR PERSPECTIVE
N.T.S.



Location map

For Sale

18322 HWY 17, Cobden, ON



Travel Times:

- Renfrew	23 min.	- Barrhaven	75 min.
- Arnprior	38 min.	- Pembroke	22 min.
- Kanata	60 min.	- Downtown (Ottawa)	75 min.
		- Petawawa	32 min.

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