

# High-Exposure Highway Commercial Investment & Owner-User Opportunity

Approximately 3.98 Acres with Versatile 6,072 SF Building For Sale

Positioned along the high-exposure corridor of County Road 43, 701 South Gower Drive presents a compelling opportunity to acquire a 3.98-acre commercial property improved with approximately 6,072 square feet of building area, including a functional mix of office and shop space and a separately leased unit providing income through December 2026. Zoned C3 – Highway Commercial, the property permits a wide range of uses including retail, restaurant, automotive and equipment sales and service, contractor and trades operations, office and clinic space, hospitality, and warehouse or wholesale uses. With strong frontage, ample paved parking, and robust servicing, the property is well-suited for a variety of commercial users seeking visibility and flexibility in a high-traffic location.



For more information or to book a tour:  
James McNeil RPA, LEED AP Broker  
613.668.7738 james@jjmccneil.ca



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## Investment Overview – 701 South Gower Drive

**Asking Price: \$1,950,000**

701 South Gower Drive represents a rare opportunity to acquire a high-exposure commercial asset offering both immediate functionality and long-term value upside. Situated on approximately 4 acres at the corner of South Gower Drive and County Road 43, the property combines strong fundamentals with exceptional flexibility for investors and owner-occupiers alike.

The existing 6,072 square foot building is well configured for a range of industrial, service commercial, and assembly uses, featuring a functional mix of office and shop space, two grade-level doors, and strong power capacity. A portion of the building is currently leased, providing in-place income, while the balance offers an ideal opportunity for an owner-occupier to establish operations or for an investor to lease up and increase returns.

With nearly 1 acre of paved yard and low site coverage (~3%), providing significant excess land, supporting expansion, additional buildings, or intensified outdoor storage. This creates a compelling opportunity as both a turnkey facility for a business owner and a scalable investment with future development potential.

- **Owner-User + Income**
- **Prime Corner | 2 min to Hwy 416**
- **6,072 SF | 2 Grade Doors | 3-Phase Power**
- **~4 Acres | 1 Acre Paved | Expansion Potential**
- **C3 Zoning | Wide Range of Uses**
- **Turnkey | Well-Maintained | Furniture Available**

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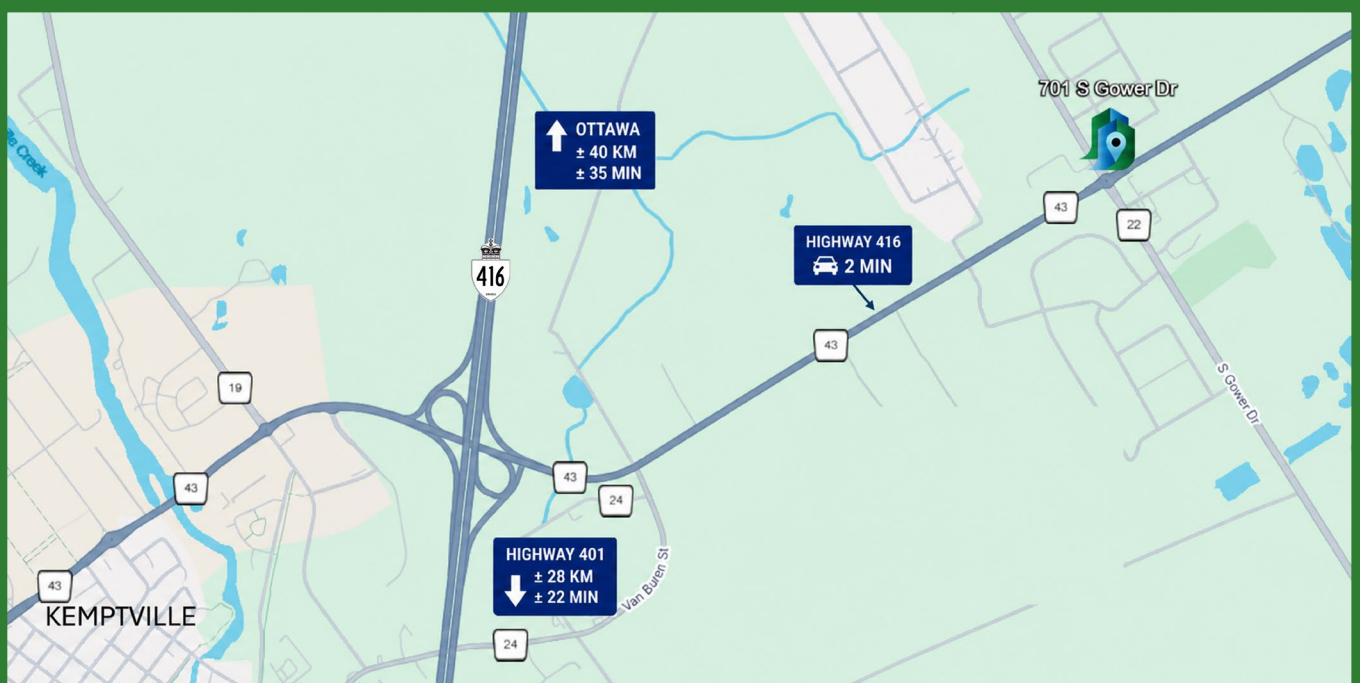
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## Location Advantages

- **Immediate Highway Access:** Just 2 minutes to Highway 416, providing direct northbound access to Ottawa and efficient connectivity south to Highway 401.
- **Strategic Edge-of-Town Location:** Positioned at the corner of South Gower Dr. and County Rd 43, offering quick access to Kemptville while maintaining separation ideal for industrial and commercial users.
- **Strong Regional Connectivity:** Located along a key east-west corridor (County Rd 43), linking local businesses, workforce, and services with the broader Ottawa region.



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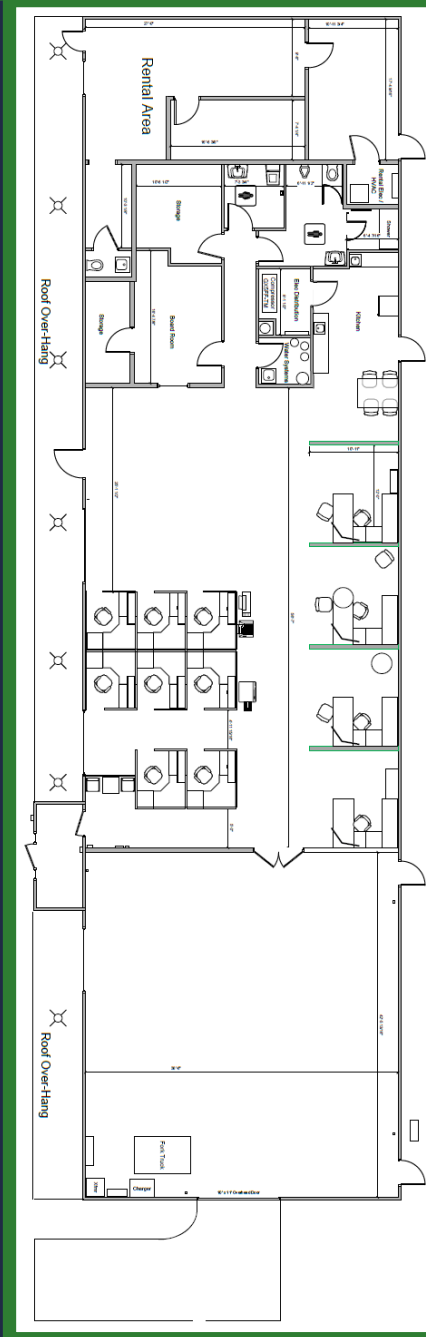


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- Efficient, functional layout: Clean rectangular footprint with minimal wasted space, allowing for flexible shop, storage, or operational configurations.
- Two grade-level overhead doors: Enables smooth in/out flow, ideal for separating shipping and receiving or accommodating multiple vehicles simultaneously.
- Optimized operational flow: Layout supports logical movement of materials, equipment, and staff, reducing bottlenecks and improving productivity.
- Versatile use including assembly: Easily adaptable for contractors, light industrial users, fleet operations, and assembly/manufacturing activities.
- Easily demised for multi-tenant use: Configuration allows for straightforward division into multiple units, offering flexibility for investors or phased occupancy.
- Expansive paved yard: Nearly 1 acre of paved parking and outdoor storage, ideal for fleet staging, equipment, trailers, and secure laydown area.

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## About North Grenville

North Grenville is one of Eastern Ontario's fastest-growing communities, offering strong fundamentals for economic development and long-term investment. With a growing population, pro-business environment, and high quality of life, the municipality continues to attract new residents, businesses, and capital.

Blending rural character with small-town convenience, North Grenville is home to approximately **18,000 residents** who benefit from natural heritage, essential services, modern amenities, and an expanding commercial base. Supported by active development and increasing demand for industrial and employment lands, Kemptville is emerging as a regional hub for business, education, and services.

Covering approximately **350 square kilometres** within the United Counties of Leeds and Grenville, North Grenville offers ample room for growth across industrial, commercial, and residential sectors.

**Location is a defining advantage.** Positioned at the intersection of **Highway 416 and County Road 43**, Kemptville provides immediate access to Ottawa (30 minutes north) and the U.S. border (30 minutes south), placing businesses within a highly efficient logistics corridor.

Within a 30-minute radius:

- Ottawa International Airport
- Ogdensburg International Bridge (U.S. access)
- St. Lawrence Seaway and port infrastructure
- Highway 401
- Canadian Pacific Railway mainline

This connectivity supports manufacturing, assembly, distribution, and fleet-based operations.

As the Ottawa region grows, North Grenville is increasingly recognized as a **cost-effective, strategically located alternative**, offering available land, supportive planning policies, and the infrastructure to accommodate continued economic growth.



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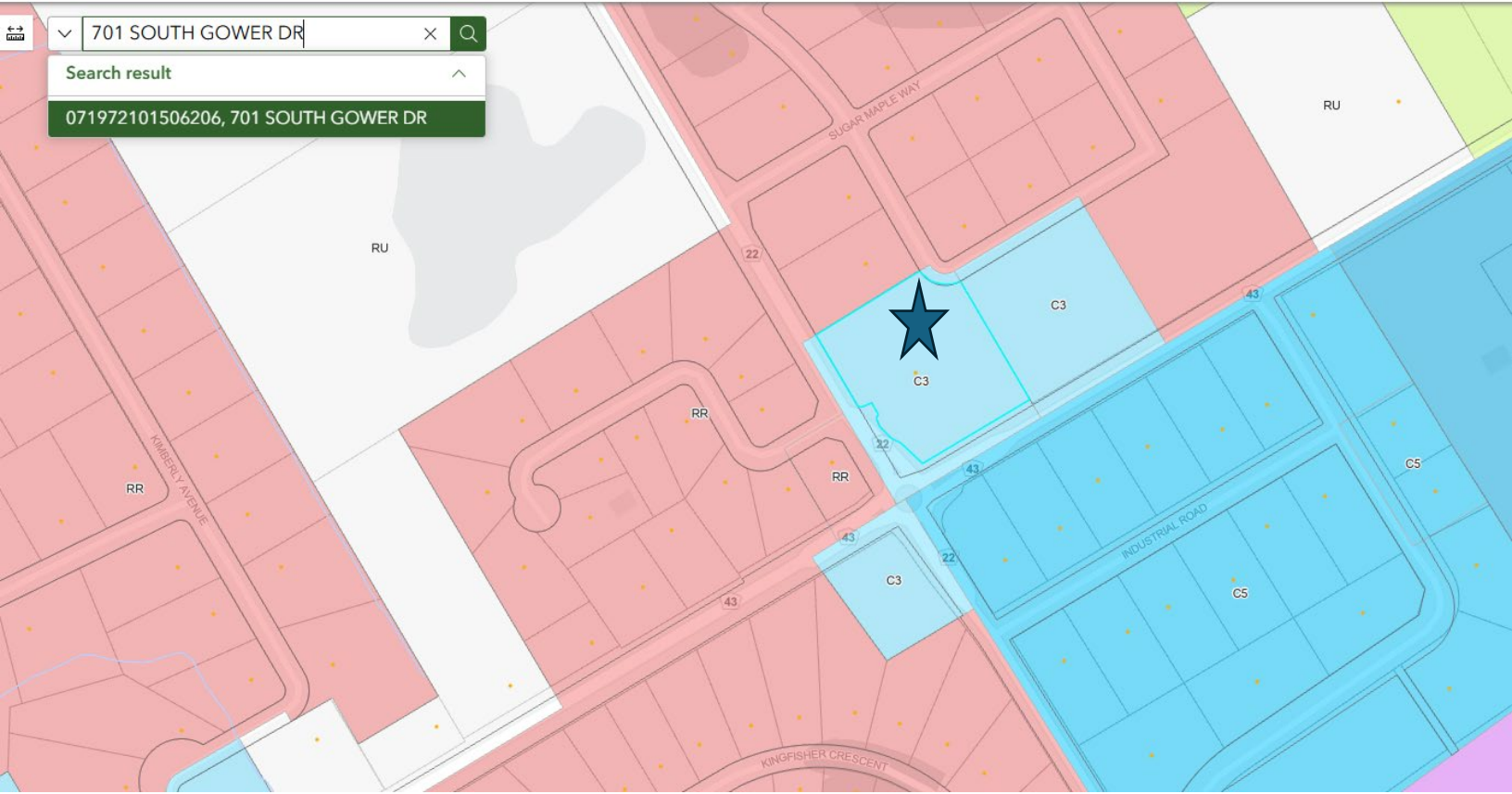


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# North Grenville Planning Information

## North Grenville Zoning



Municipality of North Grenville

Comprehensive Zoning By-Law No 50-12

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### North Grenville Zoning



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ZONE	HIGHWAY COMMERCIAL
EXCEPTION	24
LABEL	C3-24
ZONING BY-LAW	<a href="#">View</a>

< > ☰ 2 of 2

### PARCEL



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ROLL	071972101506206
LOCATION	701 SOUTH GOWER DR
MUN	NORTH GRENVILLE

## **Section 19 – C3 – Highway Commercial Zone**

Within the Highway Commercial (C3) Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

### **19.1 Permitted Uses**

- agricultural and heavy equipment supply sales and repair dealer
- animal care
- auction hall
- automobile sales or rental agency
- automobile service station
- bakery
- brewery
- building supply outlet
- carwash
- chip wagon under licenced by the Municipality
- clinic
- commercial club
- commercial garage
- commercial recreation centre
- commercial school
- contractor's or trades establishment
- contractor's yard
- convenience store
- custom workshop
- dry cleaner's distribution station
- equipment sales, rental and repair establishment
- financial services
- funeral home
- furniture and appliance dealer
- gas bar
- health clinic
- health spa
- hotel
- institutional uses
- marine/snowmobile sales and service establishment
- meeting or assembly hall
- merchandise service shop

- mini-storage facility
- mobile home or travel trailer sales and service establishment
- motel
- nursery/garden centre/greenhouse
- office
- outdoor patio
- parking lot
- personal service shop
- pharmacy
- place of entertainment
- post office
- printing establishment
- recreational establishment
- restaurant, including a drive-through or take-out restaurant
- retail establishment,
- service outlet
- specialty food store
- supermarket
- tavern or liquor licensed premises
- taxi station
- theatre
- tourist establishment
- transportation depot
- veterinary clinic
- warehouse
- wholesale outlet
- workshop
- buildings, structures and uses accessory to a permitted use

## **19.2 Zone Regulations**

<b><u>Provisions</u></b>	<b><u>No Municipal Water or Sewer</u></b>	<b><u>Municipal Water and Sewer</u></b>
Minimum lot area	2000 m <sup>2</sup> (21528 ft <sup>2</sup> )	Nil
Minimum lot frontage	30 metres (98.43 feet)	23 metres (75.9 feet)
Minimum front yard	12 metres (39.4 feet)	7.5 metres (24.6 feet)
Minimum rear yard	12 metres (39.4 feet)	7.5 metres (24.6 feet)
Minimum side yard	6 metres (19.7 feet)(a)	3 metres (9.8 feet)(c)

Minimum exterior side yard	12 metres (39.4 feet)	7.5 metres (24.6 feet)
Maximum building height	13 metres (42.7 feet)	13 metres (42.7 feet)
Minimum landscaped open space	10 % (b)	10 % (b)
Maximum lot coverage	40 %	40 %

Maximum gross leasable floor area (d) 1,850 m<sup>2</sup> (19,914. ft<sup>2</sup>) 1,850 m<sup>2</sup> (19,914. ft<sup>2</sup>)

**Footnotes:**

- Where an interior side yard abuts a residential zone such interior side yard shall be a minimum of 12 metres (39.4 ft.).
- Minimum landscaped open space shall include a solid fence a minimum of 1.5 metres (4.9 feet) in height constructed of wood, metal or equivalent material along any lot line that abuts a residential zone.
- Where an interior side yard abuts a residential zone such interior side yard shall be a minimum of 6 metres (19.7 ft.).
- Maximum gross leasable floor area shall only apply to building supply outlets, furniture and appliance dealers, retail establishments, supermarkets, and wholesale outlets

**19.2.1 Automobile Services Stations**

According to the provisions of Section 6.6 of this By-Law.

**19.2.2 Outside Display and Storage**

Outside display and storage of goods and materials:

- a) Shall not be closer not than 2 metres (6.6 ft.) To the front lot line;
- b) Shall not be located closer than 2 metres (6.6 ft.) to an interior side or rear lot line where the lot line abuts a lot zoned for commercial or industrial purposes or 6 zone for other than commercial or industrial purposes;

