

FOR SALE | FOR LEASE



**2159 COUNTY ROAD 16 MERRICKVILLE-WOLFORD, ON
INSTITUTIONAL (I) ZONING
APPROX. 16,000 SQ. FT. INSTITUTIONAL CAMPUS
MERRICKVILLE | SMITHS FALLS | KEMPTVILLE**



RAMANDEEP KAPOOR

Real Estate Broker

Licensed since 2018 |

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FORMER WOLFORD PUBLIC SCHOOL



PROPERTY OVERVIEW

The property is zoned Institutional (I). Municipal planning correspondence indicates that the Institutional (I) Zone supports a broad range of institutional, community, recreational and assembly hall uses, subject to compliance with the applicable Zoning By-law, municipal review where applicable, Site Plan Control where required, servicing capacity and purchaser due diligence. Planning correspondence is available upon request.

PROPERTY DETAILS

- | | | | |
|---|---|---|--|
|  Land Area
±7.97 Acres
(GeoWarehouse) |  Building Size
±16,000 sq. ft.
(Approx.) |  Approx.
20 Rooms |  Private Well
Private Septic
Electric Heating |
|  Parking
Extensive Surface
Parking |  2025 Property
Taxes \$8,700 |  Zoning
Institutional (I) |  Possession
Immediate |
|  Sale Price Available Upon Request |  Lease Rate Available Upon Request | | |

Planning correspondence is available upon request.



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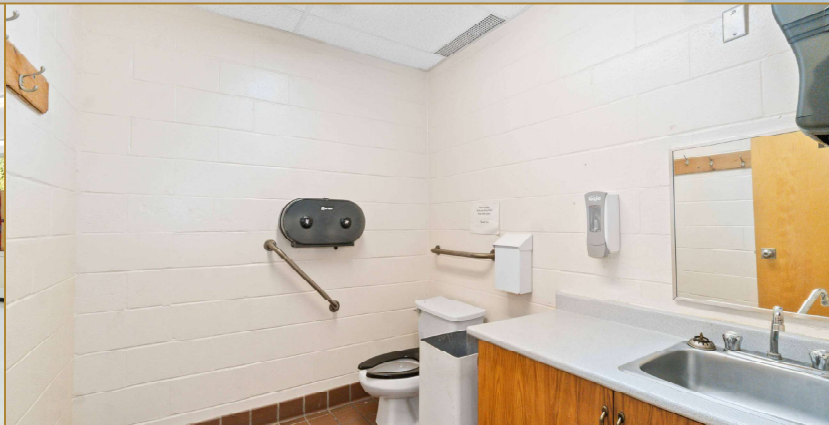
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FORMER WOLFORD PUBLIC SCHOOL



EXAMPLES OF USES SUPPORTED BY THE INSTITUTIONAL (I) ZONE

- ✓ Community Centre
- ✓ Recreation Facility
- ✓ Place of Worship
- ✓ Community Hub
- ✓ Assembly Hall
- ✓ Indoor Recreation
- ✓ Indoor Sports Complex
- ✓ Event Venue
- ✓ Municipal Facility
- ✓ Cultural Centre
- ✓ Banquet Hall
- ✓ Outdoor Recreation
- ✓ Wellness Centre
- ✓ Medical Clinic
- ✓ Day Nursery
- ✓ Senior Services
- ✓ Outdoor Event Space (Accessory)
- ✓ Health Centre
- ✓ Library
- ✓ Museum
- ✓ Art Gallery

Certain uses may require municipal review, Site Plan Control or other approvals.

🚗 10 Min – Smiths Falls

🚗 10 Min – Kemptville

🚗 40 Min – Ottawa

🚗 1.15 Hr Cornwall

🚗 40 Min – Brockville

🚗 1 Hr – Kingston



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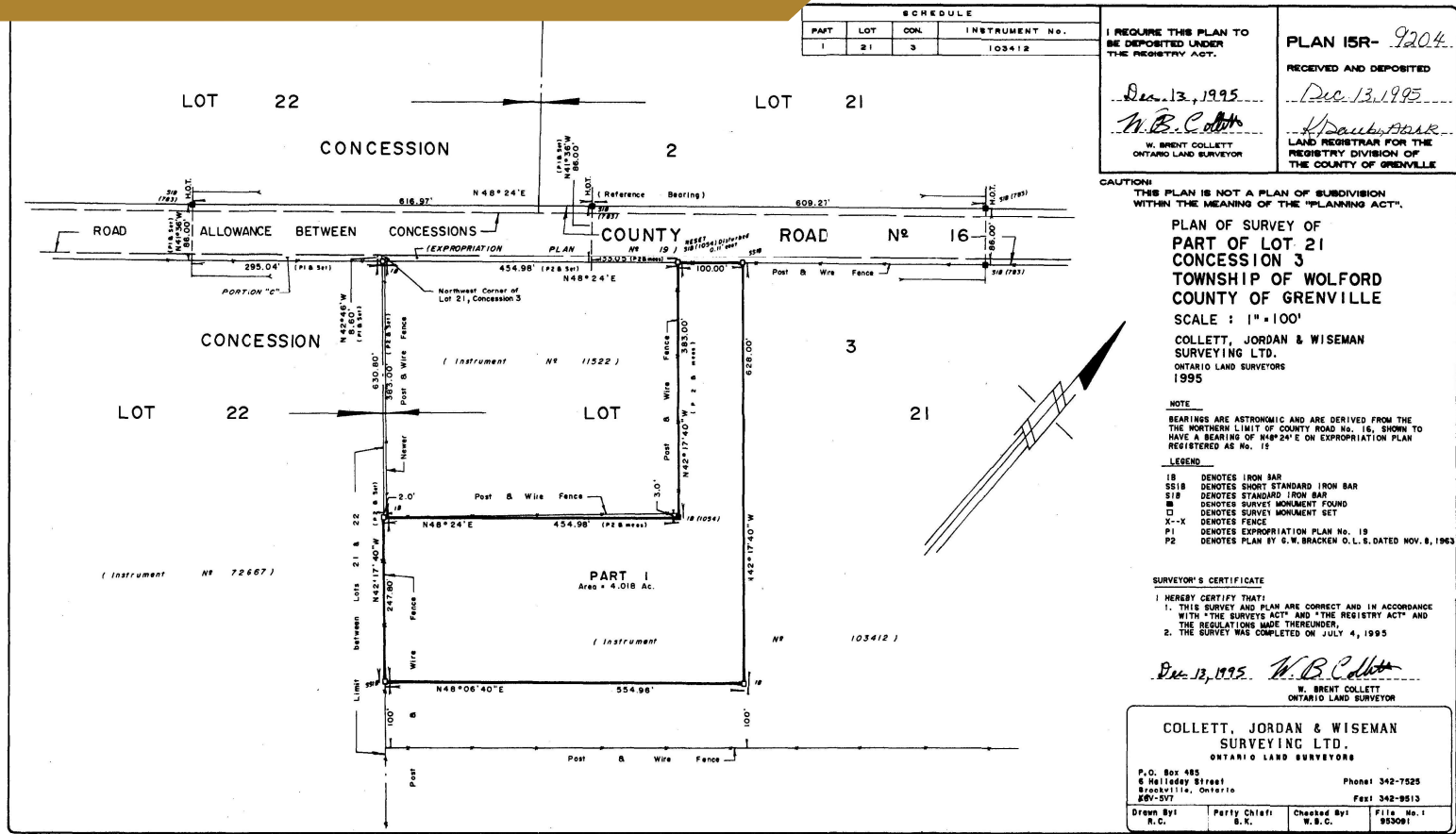
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PROPERTY SURVEY AVAILABLE



ADAPTIVE REUSE SECTION

Former Wolford Public School offers exceptional adaptive reuse potential for institutional, community, recreational and assembly hall uses under the existing Institutional (I) zoning, subject to purchaser due diligence and any required municipal approvals.



REGISTERED RESTRICTIVE COVENANT

A restrictive covenant is registered on title. Purchasers are encouraged to complete their own legal and planning due diligence regarding intended use, restrictive covenant requirements, municipal approvals and any other required approvals.

Information regarding zoning and potential uses has been summarized from the applicable Zoning By-law, municipal planning correspondence and available planning reports. Certain uses may require Site Plan Control or other municipal approvals. Purchasers should independently verify all intended uses, zoning compliance, servicing capacity, restrictive covenant requirements and applicable municipal approvals through their own legal, planning and technical advisors.



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