

FOR SALE
138 NOBEL ROAD
NOBEL, ON, CA



PROPERTY HIGHLIGHTS

4.6 acre vacant land parcel, good exposure, municipal water supply. Easy access from the busy secondary road (Nobel Road fka Hwy 69) and level terrain. Located close to the growing tourist Town of Parry Sound. Georgian Bay launch ramps nearby, next to Parry Sound Golf Course, snowmobile trails, ATV trails and other popular recreational activities.

BUILDING SF	N/A
LAND SF	203,351
YEAR BUILT	N/A
PARKING	50+
TRAFFIC COUNTS	N/A

SIGNAGE TYPE	N/A
1-MILE (POP.)	607
3-MILE (POP.)	13977
MED. INCOME	\$110,000.
SPACE USE	VACANT LAND



SHER FRENCH
Account Director
+1 314 391 2980
sher.french@cushwake.com

MIKE TIMMINS
Broker
+705-746-0291
miketimmins@royallepage.ca

138 NOBEL ROAD VACANT SURPLUS PARCEL NOBEL, ON, CA

138 NOBEL ROAD

Located just north of the busy tourist Town of Parry Sound. It is known as the gateway to Georgian Bay and many nearby inland lakes in the immediate area and is a popular tourism destination. Local employment is often geared to tourism and the many seasonal and permanent residents that call the area home. Post Covid the area has surged in popularity.



LEGAL INFORMATION

TAX PARCEL ID	49310100117000
2020 RE TAXES	\$1,783.27
ZONING	M1; GENERAL INDUSTRIAL



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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