

FOR SALE

**12 Raglan Street
Renfrew, Ont**

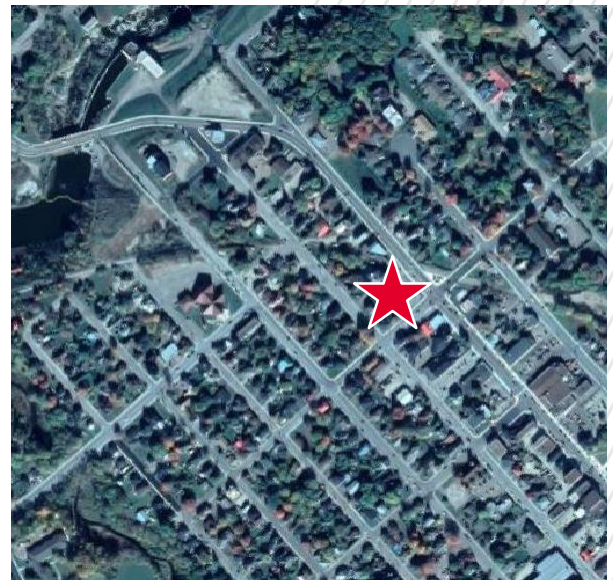


PROPERTY HIGHLIGHTS

12 Raglan Street North is prominently situated centrally in Renfrew Ontario about 1 hour drive from Ottawa. The corner lot benefits from excellent exposure and long term, zoning allows for a wide variety of uses. The town is a small transportation hub connecting Highway 60 and Highway 132 with the Trans-Canada Highway. Renfrew also benefits from being approximately 10km by road from the Quebec Border.

BUILDING SF	2,000
LAND SF	20,903
YEAR BUILT	N/A
PARKING	15 Spaces
TRAFFIC COUNTS	N/A

SIGNAGE TYPE	Pylon
1-MILE (POP.)	1,666
3-MILE (POP.)	5,000
MED. INCOME	\$70,336
SPACE USE	Retail



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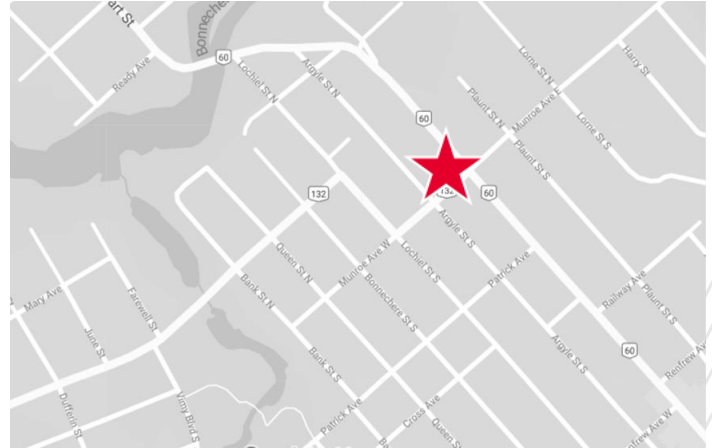
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ZONING

The zoning permits a wide variety of uses including but not limited to;

Clinic, restaurant, tavern, retail store, veterinary clinic, financial institution.

The zoning also permits dwelling units over permitted commercial uses if a buyer is looking to redevelop the site.



LEGAL INFORMATION

TAX PARCEL ID	572760124
2020 RE TAXES	TBD
ZONING	C1-Downtown Commercial Zone



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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