

**FOR SALE**

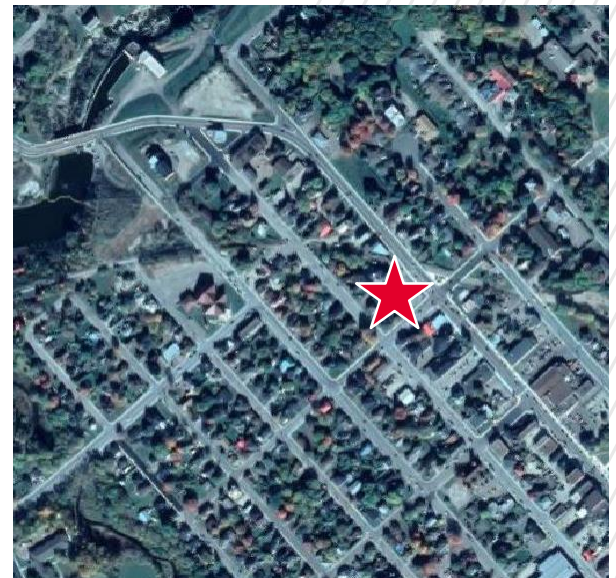
**12 Raglan Street  
Renfrew, Ont**



### 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.

<b>BUILDING SF</b>	2,000	<b>SIGNAGE TYPE</b>	Pylon
<b>LAND SF</b>	20,903	<b>1-MILE (POP.)</b>	1,666
<b>YEAR BUILT</b>	N/A	<b>3-MILE (POP.)</b>	5,000
<b>PARKING</b>	15 Spaces	<b>MED. INCOME</b>	\$70,336
<b>TRAFFIC COUNTS</b>	N/A	<b>SPACE USE</b>	Retail



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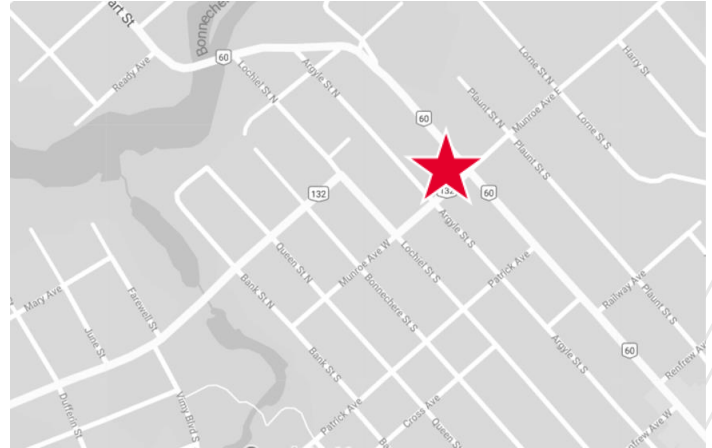
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### ZONING

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

<b>TAX PARCEL ID</b>	572760124
<b>2020 RE TAXES</b>	TBD
<b>ZONING</b>	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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