



Dist/Neigh: 9301- Constance Bay
 Municipality: Ottawa
 Roll#: 0614421815226880000
 PIN: 045660101
 NeighNm: Constance Bay Fronting: South
 Lot Size: 170.6 ' x 252.62 ' # Acres: 1.000
 Zoning: Rural Commercial
 Zoning Desc: Rural Commercial
 SubDiv:
 Poss Info: Immediate

Legal: PCL 35-1, SEC 4M-664; LT 35, PL 4M-664 ; S/T LT571301E WEST CARLETON/TORBOLTON

 Directions/Remarks

Directions: Take March Road northbound, turn right on Dunrobin Road, drive approximately 19 kms, turn right on Constance Bay Road and right on Willand Lane, property on right hand side

Public Remarks: Opportunity knocks to build your business! 170' x 252' lot with rural commercial zoning. Many uses possible along with a dwelling such as automotive sales, rentals & service, animal care hospital, landscaping, retail sales related to agriculture, farmers market, retail store, restaurant, heavy equipment sales, rental & service, artist studio and bar to name a few. Easy lot to develop with mostly sandy soil, natural gas on the street and high speed internet. Constance Bay is a wonderful community situated on the Ottawa River within 20 minutes of Ottawa and Kanata's High Tech Sector.

 Property Details

Water Supply:	Would be a drilled well	Road Surface:	Asphalt	Lot Type:	Lot
Sewer:	Would be a septic system	Road Access:		Road Access:	City Street
Site Influences:	Flat Site, Natural Gas	Power:			
Neigh Influences:	Golf Nearby, Highspeed Available, Paved Road, Water Nearby				

 Other Property Information

Taxes/Yr: \$720.00/2018

 Representative Information

Rep Remarks: 24 hour irrevocable on offers. Sale price plus HST. Taxes to be verified.

 Office Information

List Broker #1: [RE/MAX HALLMARK REALTY GROUP, Brokerage](#)
 List Rep #1: [John Roberts](#) - Broker/ Direct: 613-832-0902
 List Rep #1 Email: JohnRoberts@bell.net

List Rep #1 Web: <http://www.johnwroberts.com>