



Unique Highway Corridor Land for Sale

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Property Information

For Sale
1500 Edward Street
Prescott, ON



- Asking Price : \$7,140,000.00
- Zoning: Highway Corridor*
- Up to 88 acres of land
- Adjacent to Highway 401 with approx. 3,500 ft of Highway 401 frontage
- Ease of access to two Border Crossings
- Seller will Build to Suit if desired

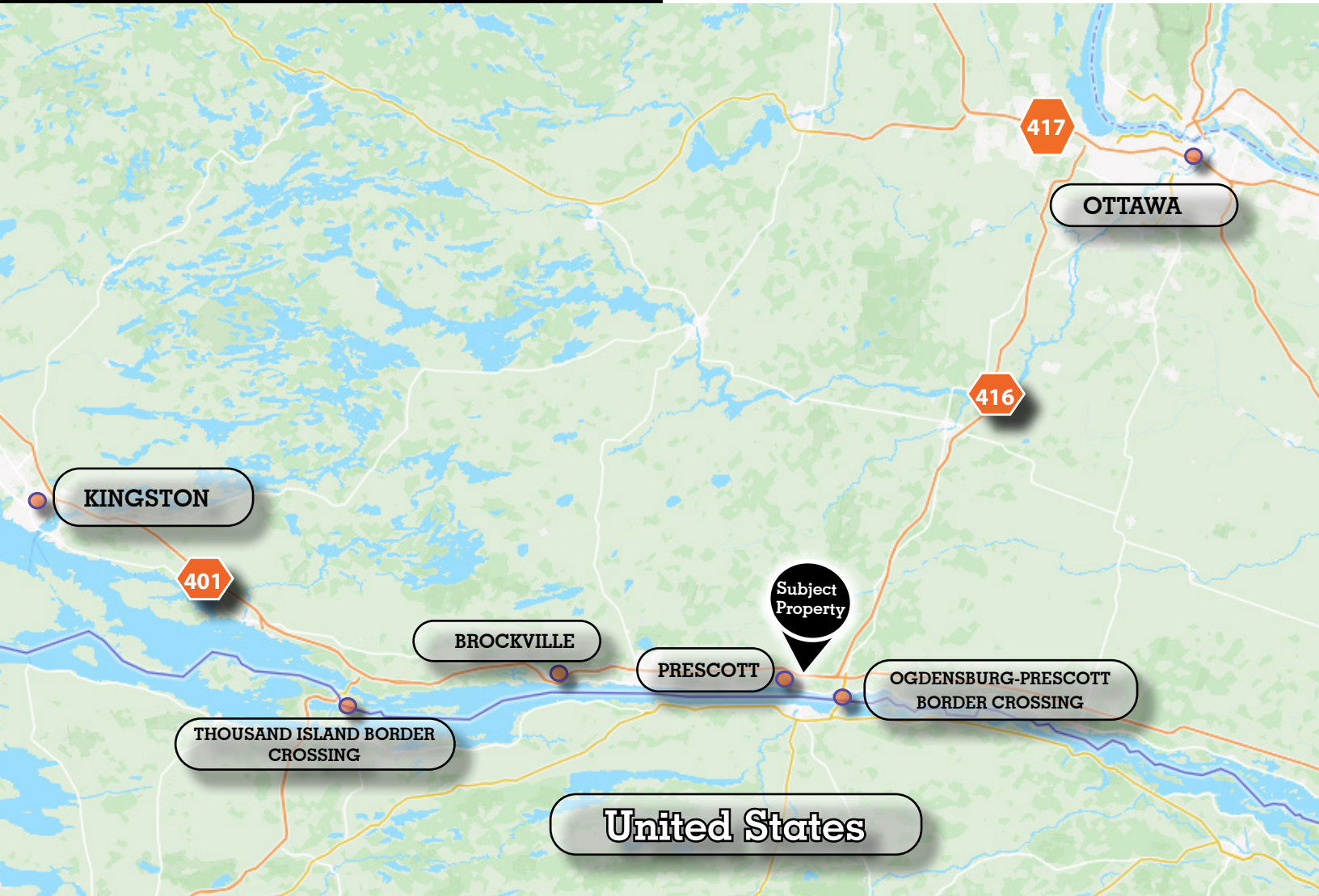
*Currently zoned 'D' - Development, approved for change in the Official Plan

The Opportunity

Well situated along HWY 401 with ease of access to the two Canada/US border crossings, and well positioned for transit along the HWY 401 corridor to Toronto, Ottawa, and to Quebec, this site offers an excellent opportunity for Transit-Oriented uses. The local municipality supports the development and has accordingly included the change of use from 'D' -Development to Highway Corridor in its Official Plan.

Location Map

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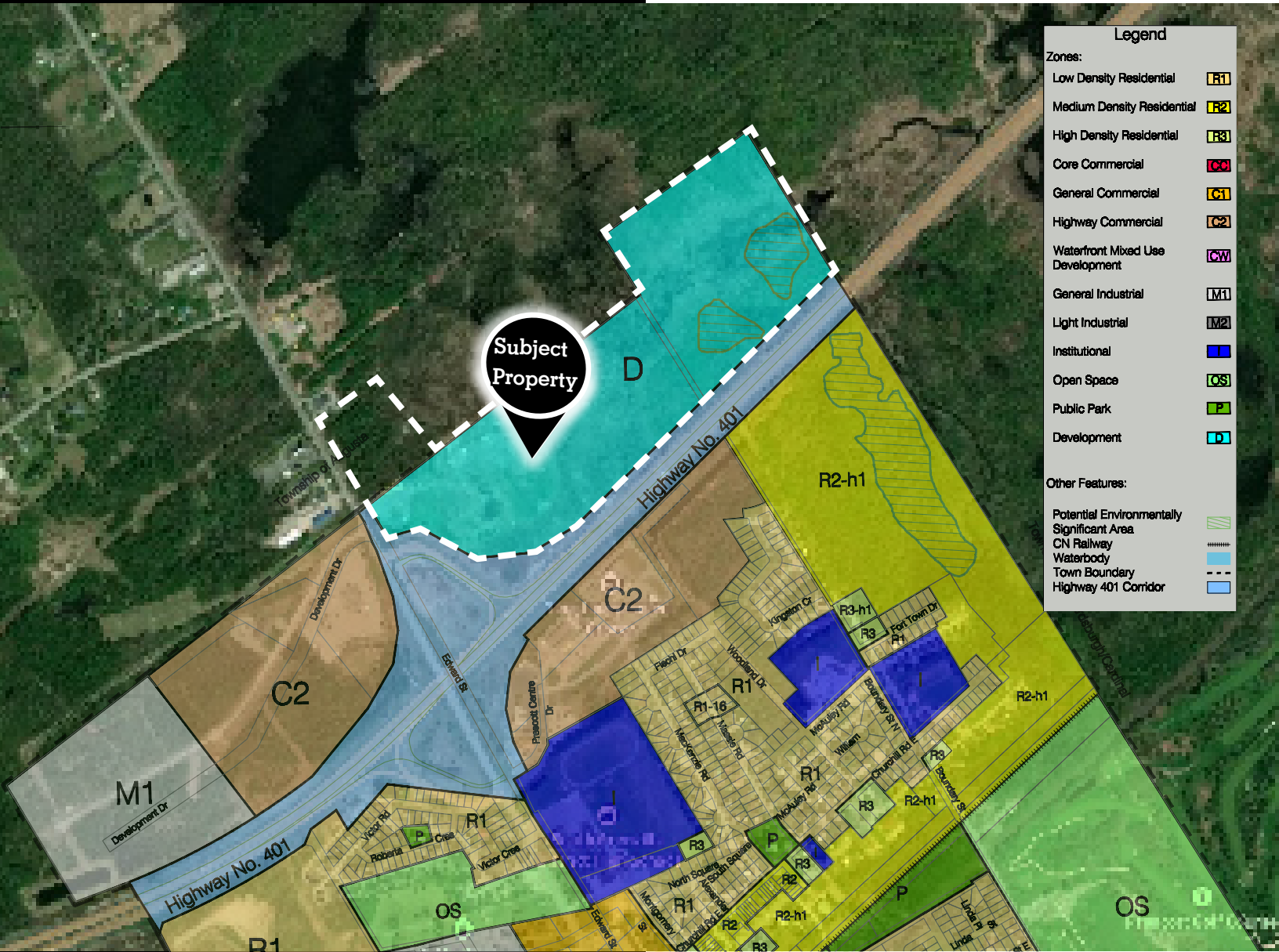
Travel Distances

Highway 416	3 mins	Montreal	2 hr. appx.
Highway 417	43 mins	Canada - USA Borders:	
Downtown Ottawa	56 mins	• at Ogdensburg	3 mins
Toronto	3 hr. appx.	• at Thousand Islands	38 mins

Zoning

Zoning: D - Development

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Sourced from Town of Prescott Planning:

Designated Highway Commercial in the Official Plan for the Town of Prescott, the designation is described as follows:

Development focus is on large - format retail and service commercial development and is intended to serve the community, region, and traveling public in the Highway Commercial designation. Such development should have a floor area in excess of 2,500 square meters (27,000 square feet) and a site area of about 2 hectares (5 acres). The Highway Commercial designation is intended to permit a diverse range of land uses, including general retail stores (home improvement, furniture, department stores, electronics, discount goods), entertainment, grocery stores, commercial lodging, automotive sales and services, and gas stations. Some outdoor storage may be permitted.

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Design-Build Concept

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Get more information

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