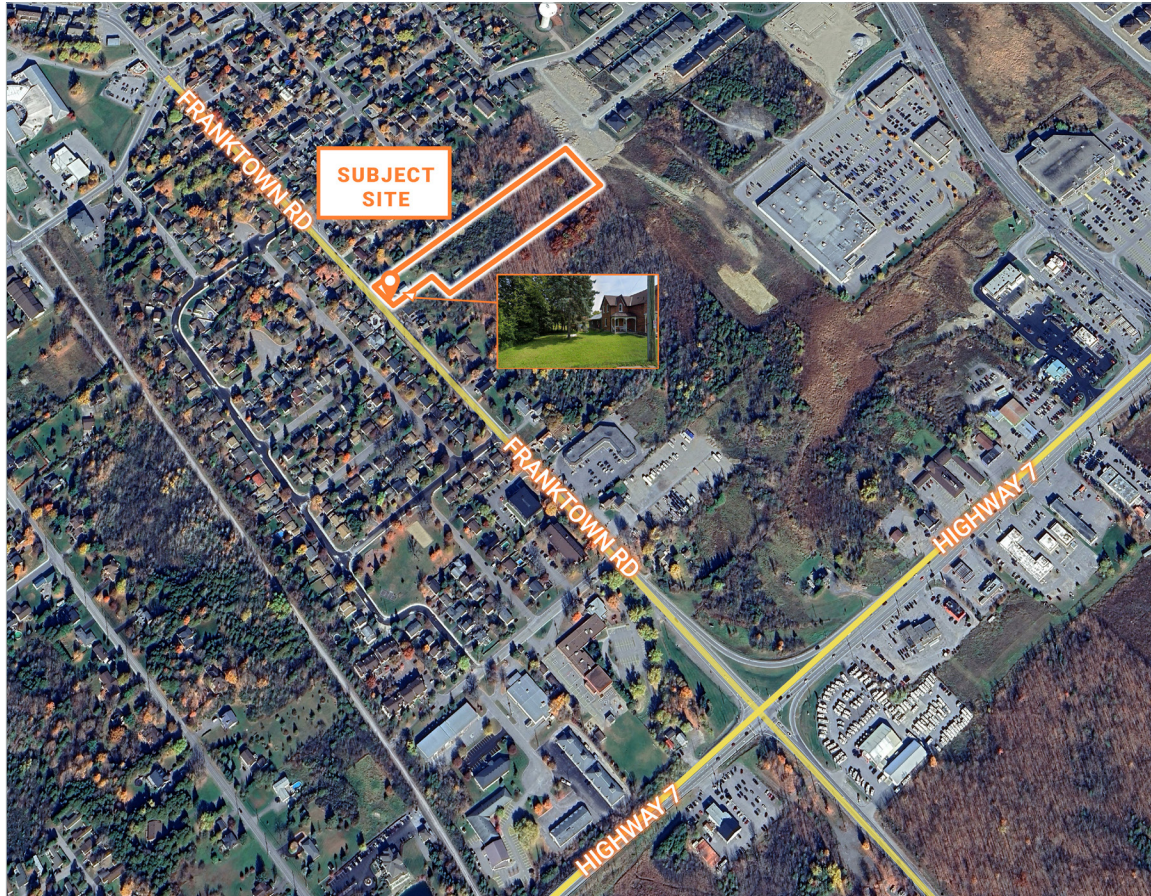


FOR SALE | LAND DEVELOPMENT OPPORTUNITY

Marcus & Millichap

Real Estate Investment Services Canada Inc.,
Brokerage

293 FRANKTOWN ROAD, CARLETON PLACE ONTARIO SUMMARY HIGHLIGHTS



- The property is a 4.57 acres parcel situated between Nelson Street East and the Trans Canada Highway 7.
- There are numerous fast food outlets, shopping centres, free standing retail, and office buildings situated on Highway 7.
- Neighbouring retailers include: *Tim Hortons, Walmart, Subway, Canadian Tire, Giant Tiger, LCBO, McDonald's* and many other successful neighbourhood establishments.
- Owner states Township is receptive to building 150 residential units.
- Site is zoned Residential. Township is motivated to provide higher density residential to provide customers to the high concentration of retail businesses along Highway 7 and all streets leading to the downtown core from Highway 7.
- **Asking Price: \$2,250,000**

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AERIAL VIEW OF COMMERCIAL NODE



SNAPSHOT OF AREA

The town of Carleton Place is located on the banks of the scenic Mississippi River, approximately 50 kms south of Ottawa. With a population of approximately 11,500 residents (as of the 2021 census), Carleton Place has been steadily growing as more people seek a quieter, more affordable lifestyle while still being within commuting distance of Ottawa.

Carleton Place is well-connected to the rest of Ontario, thanks to its proximity to Highway 7, a major route that runs from Ottawa to the western parts of the province. This highway offers easy access to Ottawa, other nearby towns, and key destinations, making Carleton Place an ideal location for commuters. With its historic charm, recreational opportunities, growing population, and strategic location near Highway 7, Carleton Place offers a perfect blend of small-town living and easy access to urban conveniences.