



SYNERCAPITAL
Investment Realty, Brokerage & Asset Management



FOR SALE

**345 KEATLEY
ROAD**



KWESI BOURNE, Broker

Tel: (613) 860-3500 ext. 410

Fax: (613) 523-2931

Email: kbourne@klbinvesting.ca

Website: www.klbinvesting.ca

FOR SALE

Address: 345 Keatly Rd Ottawa, ON

Asking Price \$1,200,000

Size: 2.13 acres

No recent survey on file / Original highway survey on file

Zoning: RC - Rural Commercial

Permitted uses include:

- animal care establishment / animal hospital
- artist studio
- automobile rental establishment
- automobile dealership
- dwelling unit / gas bar
- heavy equipment and vehicle sales, rental and servicing
- kennel, see Part 3, Section 84
- parking lot
- restaurant
- retail food store, limited to a farmers' market (By-law 2016-134)
- retail store
- storefront industry, see Part 3, Section 99 (By-law 2018-171)
- warehouse (By-law 2013-58)
- And much more



ASKING PRICE

\$1,200,000

DISCLAIMER: The information herein contained has been provided by the principals and sources which we deem reliable, but for which we assume no responsibility, and make no guarantees or warranties as to its accuracy. The information provided should be verified by you and your advisors, and is subject to change without notice.

Tel: (613) 860-3500 ext. 410

Fax: (613) 523-2931

Email: kbourne@klbinvesting.ca

Website: www.klbinvesting.ca

KLB Investment Realty Advisory

**KWESI BOURNE,
Broker**

PROPERTY DESCRIPTION

Located directly off the highway at the corner of Ottawa Rd 29 and Keatly Rd. In front of a park n ride and walking distance to the Madawaska Golf club. Your first exit into Arnprior connecting to Madawaska rd. This 2.13 acre piece of land is ready for your business to be established. Many zoning possibilities available under the Rural Commercial (RC) zoning designation. Currently under the city of Ottawa designation, the site has an existing septic system designed to support the capacity of an 140 seat restaurant.



DISCLAIMER: The information herein contained has been provided by the principals and sources which we deem reliable, but for which we assume no responsibility, and make no guarantees or warranties as to its accuracy. The information provided should be verified by you and your advisors, and is subject to change without notice.

Tel: (613) 860-3500 ext. 410

Fax: (613) 523-2931

Email: kbourne@klbinvesting.ca

Website: www.klbinvesting.ca

KLB Investment Realty Advisory

KWESI BOURNE,
Broker

ADDITIONAL PHOTOS



DISCLAIMER: The information herein contained has been provided by the principals and sources which we deem reliable, but for which we assume no responsibility, and make no guarantees or warranties as to its accuracy. The information provided should be verified by you and your advisors, and is subject to change without notice.

Tel: (613) 860-3500 ext. 410

Fax: (613) 523-2931

Email: kbourne@klbinvesting.ca

Website: www.klbinvesting.ca

KLB Investment Realty Advisory

KWESI BOURNE,
Broker



FOR SALE
345 KEATLEY
ROAD



SYNERCAPITAL
Investment Realty, Brokerage & Asset Management



Investment
Realty Advisory

CONTACT US



KWESI BOURNE,
Broker

KLB Investment
Realty Advisory

Tel: (613) 860-3500 ext. 410

Fax: (613) 523-2931

Email: kbourne@klbinvesting.ca

Website: www.klbinvesting.ca

Brokerage Office: 1376 Bank St., Suite 500
Ottawa, ON K1H 7Y3

Rockland Office: 634 Laurier Street, Rockland,
ON K4K 1 E6