

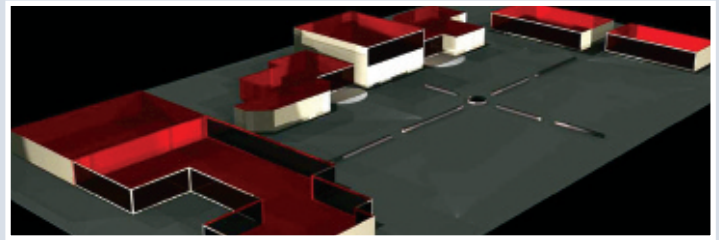
# DEVELOPMENT OPPORTUNITIES

in the City with a World of Possibilities



**Cornwall**  
ONTARIO CANADA





1.	CORNWALL BUSINESS PARK
<b>Location</b>	705-725 Boundary Road
<b>Size</b>	Up to 115,000 sf
<b>Price</b>	For Lease at \$3.75 sf Net
<b>Zoning</b>	MFR 40
<b>Notes</b>	Distribution warehouse, also ideal for light industrial facility. Good ceiling, lighting, plenty of docks. Paved yard. 1 km from Highway 401.
<b>Contact</b>	Jamie Cameron at REMAX Cornwall 613 938-8100 cameron@remax-cornwall.ca

2.	CORNWALL BUSINESS PARK
<b>Location</b>	805 Boundary Road
<b>Size</b>	110,000 sf
<b>Price</b>	For Lease (enquire about rate)
<b>Zoning</b>	MFR 40
<b>Notes</b>	New development to include 110,000 sf of service industrial and commercial space. 15 acre site is in the Cornwall Business Park, only 1 km from Highway 401.
<b>Contact</b>	Jamie Cameron at REMAX Cornwall 613-938-8100 cameron@remax-cornwall.ca



3.	CORNWALL BUSINESS PARK
<b>Location</b>	3110 Second Street East
<b>Size</b>	4,000 sf
<b>Price</b>	For Sale at \$315,000
<b>Zoning</b>	MFR 40
<b>Notes</b>	Excellent small building, ideal for cross-dock or other distribution activities. On 1.43 acre lot in the Cornwall Business Park, only 2 km from Highway 401.
<b>Contact</b>	Jamie Cameron at REMAX Cornwall 613-938-8100 cameron@remax-cornwall.ca

4.	CORNWALL BUSINESS PARK
<b>Location</b>	500 Boundary Road
<b>Size</b>	4,000 sf
<b>Price</b>	For Sale at \$705,000 or For Lease at \$10 sf Gross
<b>Zoning</b>	MFR 40
<b>Notes</b>	Excellent small building, ideal for cross-dock or other truck terminal activities. On 4.7 acre lot in the Cornwall Business Park, only 2 km from Highway 401.
<b>Contact</b>	Jamie Cameron at REMAX Cornwall 613-938-8100 cameron@remax-cornwall.ca



5.	CORNWALL BUSINESS PARK
<b>Location</b>	501 Campbell Street
<b>Size</b>	750 to 7,000 sf
<b>Price</b>	For Lease at \$14 sf Gross
<b>Zoning</b>	MS
<b>Notes</b>	Versatile service industrial building with ample parking on site. Suitable for office uses.
<b>Contact</b>	Jamie Cameron at REMAX Cornwall 613-938-8100 cameron@remax-cornwall.ca

6.	CORNWALL BUSINESS PARK
<b>Location</b>	2747 Marleau Avenue
<b>Size</b>	6,000 sf
<b>Price</b>	For Sale at \$550,000 or For Lease at \$15 sf Gross
<b>Zoning</b>	MS
<b>Notes</b>	Excellent small office building, ideal for hi-tech/software company or showroom. On 1 acre lot in the Cornwall Business Park, only 1 km from Highway 401.
<b>Contact</b>	Jamie Cameron at REMAX Cornwall 613-938-8100 cameron@remax-cornwall.ca



7.	CENTRAL CORE
<b>Location</b>	314 Ninth Street West
<b>Size</b>	9,000 sf
<b>Price</b>	For Sale at \$595,000 or For Lease at \$12 sf + utilities
<b>Zoning</b>	COM 12
<b>Notes</b>	Well positioned commercial property on high-traffic street. Building is for sale, with 5,000 sf currently leased. 1.5 acre lot.
<b>Contact</b>	Terry Landon at REMAX Cornwall 613-938-8100 landon@remax-cornwall.ca



8.	CENTRAL CORE
<b>Location</b>	405 Ninth Street West
<b>Size</b>	12,070 sf
<b>Price</b>	For Sale at \$1,200,000 or For Lease at \$15 sf Net
<b>Zoning</b>	CH
<b>Notes</b>	High end, high visibility commercial retail location; main floor area 9,400 square feet, excellent paved parking. 1.5 acre lot.
<b>Contact</b>	Jamie Cameron at REMAX Cornwall 613-938-8100 cameron@remax-cornwall.ca



9.	CENTRAL CORE
<b>Location</b>	841 Sydney Street
<b>Size</b>	1,080 sf - 2,160 sf
<b>Price</b>	For Lease at \$14.00 sf Net
<b>Zoning</b>	CC-SC
<b>Notes</b>	Prime retail space available at this well maintained retail strip property at one of Cornwall's busiest intersections. Ample parking available.
<b>Contact</b>	Terry Landon at REMAX Cornwall 613-938-8100 landon@remax-cornwall.ca



10.	CENTRAL CORE
<b>Location</b>	10 Tollgate Road
<b>Size</b>	33,750 sf
<b>Price</b>	For Sale at \$1,950,000
<b>Zoning</b>	CH CN
<b>Notes</b>	Excellent maintained building on 2.78 acres of land in high profile location. Building is fully leased.
<b>Contact</b>	Terry Landon at REMAX Cornwall 613-938-8100 landon@remax-cornwall.ca



11.	CENTRAL CORE
<b>Location</b>	902 Second Street West
<b>Size</b>	15,000 sf
<b>Price</b>	For Sale at \$575,000
<b>Zoning</b>	CH
<b>Notes</b>	Commercial office building with 3 floors or office space, lower level has walk-out. Great location, bus stop at front door.
<b>Contact</b>	Frank Prevost or Troy Vaillancourt at REMAX Cornwall 613-938-8100 agent@remax-cornwall.ca



12.	CENTRAL CORE
<b>Location</b>	15 Ninth Street
<b>Size</b>	6,230 sf
<b>Price</b>	For Lease (enquire about rate)
<b>Zoning</b>	CC-SC
<b>Notes</b>	Former Blockbuster store in well established and busy commercial plaza that includes YIG, Staples and Jean Coutu.
<b>Contact</b>	Dave Marino at Arcturus Realty 416-232-3062 dmarino@arcturusrealty.com





13.	DOWNTOWN
<b>Location</b>	722 Pitt Street
<b>Size</b>	3,000 sf
<b>Price</b>	For Lease at \$12 sf Net
<b>Zoning</b>	COM 12
<b>Notes</b>	One-storey multi-tenant office building in Downtown Cornwall with onsite parking. Two units available, 1,285 sf and 1,470 sf.
<b>Contact</b>	David McDonald at Royal LePage Performance Realty 613-938-3860 mkdmcd@pppoe.ca

14.	DOWNTOWN
<b>Location</b>	119 Sydney Street
<b>Size</b>	8,200 sf
<b>Price</b>	For Sale at \$399,000 or For Lease from \$10 sf Gross
<b>Zoning</b>	CBD
<b>Notes</b>	Prime downtown location. Versatile two story office building with plenty of amenities on site. Near transit, shopping and waterfront parks.
<b>Contact</b>	Jamie Cameron at REMAX Cornwall 613-938-8100 cameron@remax-cornwall.ca



15.	DOWNTOWN
<b>Location</b>	113 Second Street East
<b>Size</b>	1,700 sf
<b>Price</b>	For Lease at \$14 sf Gross
<b>Zoning</b>	CBD
<b>Notes</b>	Space available in landmark Chamber building. Co-tenants include Chamber of Commerce and two other tenants.
<b>Contact</b>	Terry Landon at REMAX Cornwall 613-938-8100 landon@remax-cornwall.ca

16.	DOWNTOWN
<b>Location</b>	628 Pitt Street
<b>Size</b>	6,500 sf
<b>Price</b>	For Lease at \$10 sf Net
<b>Zoning</b>	COM 12
<b>Notes</b>	Former car dealership building available for sale or lease in Downtown Cornwall.
<b>Contact</b>	Mike MacDonell 613 933-5700



17.	DOWNTOWN
<b>Location</b>	502 Pitt Street
<b>Size</b>	10,000 sf
<b>Price</b>	For Sale at \$485,000 or for Lease at \$10 sf Gross
<b>Zoning</b>	COM 12
<b>Notes</b>	Two-storey multi-tenant office building in Downtown Cornwall with onsite parking. Approximately 60% currently leased.
<b>Contact</b>	Jamie Cameron at REMAX Cornwall 613-938-8100 cameron@remax-cornwall.ca

18.	DOWNTOWN
<b>Location</b>	211 Second Street East
<b>Size</b>	N/A
<b>Price</b>	For Sale or Lease (enquire about rate)
<b>Zoning</b>	SPU 20
<b>Notes</b>	Large versatile building offers opportunity for redevelopment with ample parking on site.
<b>Contact</b>	Terry Landon at REMAX Cornwall 613-938-8100 landon@remax-cornwall.ca



# Land and Buildings For Sale or Lease in Cornwall

December 2013



19.	DOWNTOWN
<b>Location</b>	132 Second Street East
<b>Size</b>	Up to 10,000 sf
<b>Price</b>	For Sale at \$12 sf Net
<b>Zoning</b>	CBD
<b>Notes</b>	Downtown office building, with all amenities, including parking. Walking distance to shopping, dining. Transit service to front door.
<b>Contact</b>	Jamie Cameron at REMAX Cornwall 613-938-8100 cameron@remax-cornwall.ca



20.	DOWNTOWN
<b>Location</b>	235 Third Street
<b>Size</b>	19,000 sf
<b>Price</b>	For Sale at \$290,000
<b>Zoning</b>	RES 30
<b>Notes</b>	Former public school is set on 2 acres in a well located centretown neighbourhood. Includes classrooms, office, gymnasium, washroom facilities.
<b>Contact</b>	Dave McDonald at Royal LePage Performance Realty 613-938-3860 mkdmcd@ppoe.ca



21.	DOWNTOWN
<b>Location</b>	130 Pitt Steet
<b>Size</b>	2,160 sf
<b>Price</b>	For Sale at \$169,000
<b>Zoning</b>	CBD
<b>Notes</b>	Prime retail/commercial space on vibrant main street. Upper level could be kitchen area. Full dry basement. Updated electrical. Central air.
<b>Contact</b>	Reina Leroux or Jacques Perreault at REMAX Cornwall 613-938-8100 agent@remax-cornwall.ca



22.	EAST END
<b>Location</b>	1150 Montreal Road
<b>Size</b>	4,800 sf
<b>Price</b>	For Lease at \$8 sf Gross
<b>Zoning</b>	COM 51
<b>Notes</b>	Available second floor in red brick heritage building overlooking St. Lawrence River. Ample parking on site. High ceilings, large windows.
<b>Contact</b>	Jack Haines 613-551-9787 haines@heritage.on.ca



23.	LE VILLAGE
<b>Location</b>	718 Montreal Road
<b>Size</b>	1,200 sf
<b>Price</b>	For Sale at \$214,000
<b>Zoning</b>	COM 70
<b>Notes</b>	Turn key restaurant located in Le Village business district. Near St. Lawrence College. Restaurant has been in operation for 23 years. Building includes rented apartment.
<b>Contact</b>	Dan Leduc at Exsellance Team Realty 613-363-7653 leducdan35@yahoo.ca



24.	LE VILLAGE
<b>Location</b>	415 Montreal Road
<b>Size</b>	1,260 sf
<b>Price</b>	For Lease at \$1250 per month + utilities
<b>Zoning</b>	COM 70
<b>Notes</b>	Newly constructed building offers main floor space for retail/restaurant. Ample parking nearby.
<b>Contact</b>	Jamie Cameron at REMAX Cornwall 613-938-8100 cameron@remax-cornwall.ca

All information provided is deemed reliable, but is not guaranteed and should be independently verified.





## 25. BROOKDALE COMMERCIAL AREA

<b>Location</b>	960 Brookdale Avenue
<b>Size</b>	2,500 sf to 22,000 sf
<b>Price</b>	For Lease (enquire about rate)
<b>Zoning</b>	CC-SC
<b>Notes</b>	Up to 22,000 sf available for lease in Cornwall's busiest big box retail complex that is anchored by Walmart, LCBO and Food Basics. Site is 23 acres.
<b>Contact</b>	Terry Landon at REMAX Cornwall 613-938-8100 landon@remax-cornwall.ca

## 26. BROOKDALE COMMERCIAL AREA

<b>Location</b>	501 Tollgate Road
<b>Size</b>	Up to 10,000 sf
<b>Price</b>	For Lease (enquire about rate)
<b>Zoning</b>	CC-SC
<b>Notes</b>	Up to 10,000 sf available in established big-box retail complex featuring Winners, Michaels, Sport Chek and PetSmart. Site is 11 acres.
<b>Contact</b>	Guery Goyo at Villarboit 1-905-738-6456 info@villarboit.com



## 27. BROOKDALE COMMERCIAL AREA

<b>Location</b>	1236 Brookdale Ave.
<b>Size</b>	2,500 sf to 10,000 sf
<b>Price</b>	For Lease (enquire about rate)
<b>Zoning</b>	CC-SC
<b>Notes</b>	Established retail complex featuring Shoppers Drug Mart, Bulk Barn and The Source. Site is 7 acres. Construction of new Boston Pizza has commenced.
<b>Contact</b>	Tyler Harden at Group Harden 1-514-983-2414 tyler@hardengroup.ca

## 28. BROOKDALE and HIGHWAY 401

<b>Location</b>	3250 Brookdale Avenue
<b>Size</b>	Up to 4500 sf
<b>Price</b>	For Lease (enquire about rate)
<b>Zoning</b>	CH
<b>Notes</b>	Future commercial/restaurant leasing opportunities at the 24 acre Irving service centre. This well established centre is located at a major Highway 401 interchange.
<b>Contact</b>	Jim Drescher at Cobalt Properties 1-506-202-1000 cobalt@cobaltproperties.com



## 29. CENTRAL CORE

<b>Location</b>	525 Ninth Street East
<b>Size</b>	2,500 sf to 10,000 sf
<b>Price</b>	For Lease (enquire about rate)
<b>Zoning</b>	CC-SC
<b>Notes</b>	Up to 10,000 sf available for lease in a new retail complex that includes Freshco and Dollarama. Site is 3 acres.
<b>Contact</b>	Derek Hull at Goldmanco Development Corp. 1-416-445-1107 dhull@goldmanco.ca

## 30. EAST END RETAIL

<b>Location</b>	1380 Second Street East
<b>Size</b>	1,000 sf to 8,000 sf
<b>Price</b>	For Lease (enquire about rate)
<b>Zoning</b>	CC-SC
<b>Notes</b>	Well established renovated mall. Tenants include No Frills, Urban Planet, Ardene, Royal Bank, The Beer Store, Fabricland, Tim Hortons, Pizza Pizza, Subway and more.
<b>Contact</b>	Ryan Mitz at RIOCAN 416-866-2985 rmitz@riocan.com





31.	BROOKDALE COMMERCIAL AREA
<b>Location</b>	1400 Vincent Massey
<b>Size</b>	2,500 to 65,000 sf
<b>Price</b>	For Lease at \$10 - \$14 sf Net
<b>Zoning</b>	CC-SC
<b>Notes</b>	Well established commercial plaza with ample onsite parking and high traffic location. Building will be receiving a major facelift and redevelopment. 13 acre lot.
<b>Contact</b>	Terry Landon at REMAX Cornwall 613-938-8100 landon@remax-cornwall.ca



32.	BROOKDALE COMMERCIAL AREA
<b>Location</b>	Cumberland and Ninth Street W
<b>Size</b>	1500 sf to 10,000 sf
<b>Price</b>	For Lease (enquire about rate)
<b>Zoning</b>	CC-SC
<b>Notes</b>	Leasing opportunities exist on this large site currently being developed by SmartCentres. Main anchor is Walmart Canada.
<b>Contact</b>	Rob Mulvale at Smart Centres 1-905-760-6200 ext. 7667 rmulvale@smartcentres.com



33.	BROOKDALE COMMERCIAL AREA
<b>Location</b>	1610 Brookdale Ave.
<b>Size</b>	1600 sf
<b>Price</b>	For Lease (enquire about rate)
<b>Zoning</b>	CH
<b>Notes</b>	New commercial development includes Pro Oil Change on busy Brookdale Avenue. Site plan approved for drive-thru restaurant.
<b>Contact</b>	Charles Dyer at Sovereign Asset Management 1-647-436-3636 ext. 122 info@samanagement.ca



34.	BROOKDALE / BRIDGE AREA
<b>Location</b>	691 Brookdale Avenue
<b>Size</b>	2,000 to 6,000 sf
<b>Price</b>	For Lease at \$10 Net
<b>Zoning</b>	CC-SC
<b>Notes</b>	Versatile, fully air-conditioned retail/office space with ample parking onsite. High profile site on major arterial road near international bridge.
<b>Contact</b>	Scott Lecky 613-933-8000 lecky@cornwallramada.com



35.	PRESTIGE WATERFRONT
<b>Location</b>	55 Water Street
<b>Size</b>	Up to 5,000 sf
<b>Price</b>	For Lease at \$14.75 sf Net
<b>Zoning</b>	CBD
<b>Notes</b>	Premier office building, located downtown with gorgeous river views. Ample onsite parking, close to shopping, dining and transit.
<b>Contact</b>	Richard Johnston 613 932-5421 rjohnston@johnstonbeaudette.ca



36.	HERITAGE WATERFRONT
<b>Location</b>	709 Cotton Mill Street
<b>Size</b>	Up to 20,000 sf
<b>Price</b>	For Lease at \$14 sf Net
<b>Zoning</b>	CMDR
<b>Notes</b>	Historic waterfront building features post and beam construction, hardwood floors and ceilings and superior air quality. Flexible zoning allows for wide variety of uses.
<b>Contact</b>	Jamie Cameron at REMAX Cornwall 613-938-8100 cameron@remax-cornwall.ca









## 37. CENTRAL EAST

<b>Location</b>	Marleau Avenue
<b>Size</b>	14 Acres
<b>Price</b>	For Sale (enquire)
<b>Zoning</b>	CC-SC
<b>Notes</b>	Vacant lot strategically located near Cornwall Business Park. Idea for retail. Near Target, Walmart and Shoppers Drug Mart distribution centres.
<b>Contact</b>	Colin Kirkman at Noyar Development Inc. 613-933-6797 or Tony at 416-879-2629

## 38. EAST END RESIDENTIAL

<b>Location</b>	Marleau Avenue and Glenview Road
<b>Size</b>	6.63 acres
<b>Price</b>	For Sale at \$100,000
<b>Zoning</b>	RES 20
<b>Notes</b>	Strategically located residential lands near Cornwall Business Park, with 1,115 ft of frontage on Marleau Avenue.
<b>Contact</b>	Terry Landon at REMAX Cornwall 613-938-8100 landon@remax-cornwall.ca



## 39. CENTRAL CORE

<b>Location</b>	Sydney Street
<b>Size</b>	2.3 acres
<b>Price</b>	For Sale at \$375,000
<b>Zoning</b>	RES 20
<b>Notes</b>	Vacant land currently zoned multi-unit residential, near downtown and central commercial areas.
<b>Contact</b>	Dave McDonald at Royal LePage Performance Realty 613-938-3860 mkdmcd@pppoe.ca

## 40. BROOKDALE and HIGHWAY 401

<b>Location</b>	3301 Brookdale Avenue
<b>Size</b>	8.9 acres
<b>Price</b>	For Sale at \$1,100,000
<b>Zoning</b>	CH
<b>Notes</b>	Future development site with easy access to Hwy 401 and the Seaway International Bridge to U.S.A.
<b>Contact</b>	Jamie Cameron at Remax Cornwall 613-938-8100 cameron@remax-cornwall.ca



## 41. BROOKDALE and HIGHWAY 401

<b>Location</b>	2700 Brookdale Avenue
<b>Size</b>	47 acres
<b>Price</b>	For Sale at \$8,900,000
<b>Zoning</b>	CC-SC
<b>Notes</b>	Vacant commercial land at a major Highway 401 interchange.
<b>Contact</b>	Jamie Cameron at REMAX Cornwall 613-938-8100 cameron@remax-cornwall.ca

## 42. BROOKDALE and HIGHWAY 401

<b>Location</b>	2694 Brookdale Avenue
<b>Size</b>	12,000 sf
<b>Price</b>	For Sale or For Lease (enquire)
<b>Zoning</b>	CC-SC
<b>Notes</b>	Space available in this high profile plaza at Hwy 401 interchange. Tenants include Petro Canada and Tim Hortons. Site is 2.97 acres.
<b>Contact</b>	Jamie Cameron at REMAX Cornwall 613-938-8100 cameron@remax-cornwall.ca

# Land and Buildings For Sale or Lease in Cornwall

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43.	BROOKDALE COMMERCIAL DISTRICT
<b>Location</b>	1757 Vincent Massey Drive
<b>Size</b>	2.2 acres
<b>Price</b>	For Sale at \$225,000
<b>Zoning</b>	CH
<b>Notes</b>	Serviced highway commercial lot with 205 feet of frontage, located in a high traffic area with established development in the area. Easy access to Hwy #401 and Hwy #2
<b>Contact</b>	Jean Leger at REMAX Cornwall 613-938-8100 jleger@remax-cornwall.ca



44.	BROOKDALE COMMERCIAL DISTRICT
<b>Location</b>	Vincent Massey Drive
<b>Size</b>	2.96 acres
<b>Price</b>	For Sale at \$99,900
<b>Zoning</b>	CH
<b>Notes</b>	Vacant commercial land. 2.96 acres with 461 foot frontage on vincent massey drive. Services available. Sold as is.
<b>Contact</b>	Dave McDonald at Royal LePage Performance Realty 613-938-3860 mkdmcd@pppoe.ca



45.	BROOKDALE COMMERCIAL DISTRICT
<b>Location</b>	Tollgate Road West
<b>Size</b>	7.4 acres
<b>Price</b>	For Sale at \$249,000
<b>Zoning</b>	RES 20 CH
<b>Notes</b>	Currently split zoning with highway commercial at rear. Water & sewer easement at back property line. Many possible uses including multi residential.
<b>Contact</b>	Michael Vander Meer at Century 21 Shield Realty 613-938-2121 Michael.Vandermeer@century21.ca



46.	BROOKDALE COMMERCIAL DISTRICT
<b>Location</b>	300 Brookdale Ave
<b>Size</b>	2.8 acres
<b>Price</b>	For Sale at \$1,600,000
<b>Zoning</b>	MFR 20
<b>Notes</b>	High profile former Industrial site situated at the base of the new bridge to USA. Site has been decommissioned.
<b>Contact</b>	Jamie Cameron at REMAX Cornwall 613-938-8100 cameron@remax-cornwall.ca



47.	CENTRAL CORE
<b>Location</b>	Tollgate and McConnell
<b>Size</b>	5 acres
<b>Price</b>	For Sale at \$1,295,000
<b>Zoning</b>	CH
<b>Notes</b>	Vacant lot located near the South East corner of McConnell Avenue/401 Interchange. Subject to severance from 5 acre parcel south of subject.
<b>Contact</b>	Terry Landon at Remax Cornwall Realty 613-938-8100 landon@remax-cornwall.ca



48.	CENTRAL CORE
<b>Location</b>	2361 Power Dam Drive
<b>Size</b>	2.23 acres
<b>Price</b>	For Sale at \$301,000
<b>Zoning</b>	CH
<b>Notes</b>	Vacant commercial land on the north east corner of Power Dam and Vincent Massey Drive. Good visual exposure from a major intersection.
<b>Contact</b>	Katie Bellsmith at Your Choice Realty 613-703-0214 mbellsmith@hotmail.com

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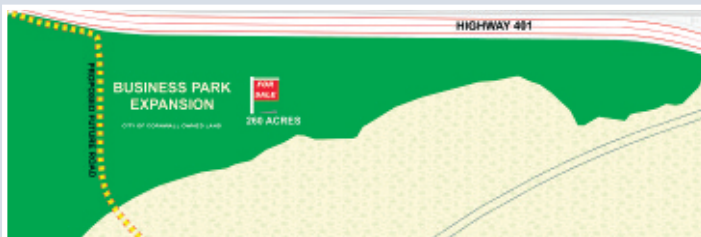
49.	CORNWALL BUSINESS PARK
<b>Location</b>	Boundary Road and Marleau Avenue
<b>Size</b>	27 acres
<b>Price</b>	For Sale at \$30,000 per acre
<b>Zoning</b>	MFR 40
<b>Notes</b>	Large high-profile site at key intersection. Lot includes a rail spur directly south of CNR main line. Only 1 km from Highway 401.
<b>Contact</b>	Jamie Cameron at REMAX Cornwall 613-938-8100 cameron@remax-cornwall.ca

50.	CORNWALL BUSINESS PARK
<b>Location</b>	Copeland Drive
<b>Size</b>	3.62 acres
<b>Price</b>	For Sale at \$100,000
<b>Zoning</b>	MFR 40
<b>Notes</b>	Vacant land in the Cornwall Business Park. Full services available.
<b>Contact</b>	Jamie Cameron at REMAX Cornwall 613-938-8100 cameron@remax-cornwall.ca



51.	CORNWALL BUSINESS PARK
<b>Location</b>	Industrial Park Drive
<b>Size</b>	5 acres
<b>Price</b>	For Sale at \$30,000 per acre
<b>Zoning</b>	MFR 40
<b>Notes</b>	Vacant Land in the Cornwall Business Park. Fully serviced. Owned by the City of Cornwall.
<b>Contact</b>	Mark Boileau or Bob Peters 613 933-0074 mboileau@cornwall.ca or bpeters@cornwall.ca

52.	CORNWALL BUSINESS PARK
<b>Location</b>	Copeland Avenue
<b>Size</b>	10 acres
<b>Price</b>	For Sale at \$30,000 per acre
<b>Zoning</b>	MFR 40
<b>Notes</b>	Vacant Land in the Cornwall Business Park. Fully serviced. Owned by the City of Cornwall.
<b>Contact</b>	Mark Boileau or Bob Peters 613-933-0074 mboileau@cornwall.ca or bpeters@cornwall.ca



53.	CORNWALL BUSINESS PARK
<b>Location</b>	Nick Kaneb Drive
<b>Size</b>	260 acres
<b>Price</b>	For Sale at \$30,000 per acre
<b>Zoning</b>	MFR 30
<b>Notes</b>	Vacant Land in the Cornwall Business Park. Fully serviced. Owned by the City of Cornwall.
<b>Contact</b>	Mark Boileau or Bob Peters 613 933-0074 mboileau@cornwall.ca or bpeters@cornwall.ca

54.	CORNWALL BUSINESS PARK
<b>Location</b>	Boundary Road
<b>Size</b>	3 acres
<b>Price</b>	For Sale at \$90,000
<b>Zoning</b>	MFR 20
<b>Notes</b>	Strategically located parcel approximately 2 km from Highway 401. Near distribution centres.
<b>Contact</b>	Mark Boileau or Bob Peters 613 933-0074 bpeters@cornwall.ca

# Land and Buildings For Sale or Lease in Cornwall

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55.	BUSINESS FOR SALE
<b>Location</b>	1102 Cumberland Street
<b>Size</b>	approx. 1,500 sf
<b>Price</b>	For Sale at \$205,000
<b>Zoning</b>	COM 51
<b>Notes</b>	Well-established convenience store since 1991. High traffic corner lot in residential area. Parking, lottery sales and more. Seller retiring. Price includes building and business.
<b>Contact</b>	Susan McDonald at Century 21 Shield Realty 613-398-2121 Susan.Mcdonald@century21.ca



56.	BUSINESS FOR SALE
<b>Location</b>	1618 Vincent Massey Drive
<b>Size</b>	2.3 acres
<b>Price</b>	For Sale at \$1,600,000
<b>Zoning</b>	CH
<b>Notes</b>	Established 19 unit motel/motor inn on 2.3 acre site. Busy year-round. Financial information will be provided upon request.
<b>Contact</b>	Jim Heritage 613-936-0400 jim@firstcanadainns.ca



57.	BUSINESS FOR SALE
<b>Location</b>	122 Pitt Street
<b>Size</b>	approx. 5,000 sf
<b>Price</b>	For Sale at \$659,000
<b>Zoning</b>	CBD
<b>Notes</b>	Established licensed restaurant with 270 seats and upstairs apt. Adjacent unit rented at \$1,000/m plus hydro, due to be renewed December 2013.
<b>Contact</b>	Lily Au-Yeung at REMAX Metro City 1-613-748-1223 lilyayeung@remaxottawa.ca



58.	BUSINESS FOR SALE
<b>Location</b>	118 Cumberland Street
<b>Size</b>	2,100 sf
<b>Price</b>	For Sale (enquire)
<b>Zoning</b>	COM 11
<b>Notes</b>	Established and successful sign business for sale. Includes building, equipment, stock and vehicles. Owner willing to stay for six months to provide training.
<b>Contact</b>	Rick Long 613 936-0777 rick@longgraphics.ca



59.	BUSINESS FOR SALE
<b>Location</b>	619 Pitt Street
<b>Size</b>	4,400 sf
<b>Price</b>	For Sale (enquire)
<b>Zoning</b>	COM 12
<b>Notes</b>	Well established and profitable breakfast restaurant for sale as a turnkey business. Also includes adjacent unit that provides steady rental income.
<b>Contact</b>	Terry Landon at REMAX Cornwall 613-938-8100 landon@remax-cornwall.ca



60.	BUSINESS FOR SALE
<b>Location</b>	301 Balmoral Street
<b>Size</b>	4,500 sf
<b>Price</b>	For Sale at \$390,000
<b>Zoning</b>	MFR 10
<b>Notes</b>	Long standing garage specializing in automotive repair. Situated on a 2.7 acre parcel of land. Garage is 1,900 sf. Building includes 2 bedroom apartment.
<b>Contact</b>	Terry Landon at REMAX Cornwall 613-938-8100 landon@remax-cornwall.ca

All information provided is deemed reliable, but is not guaranteed and should be independently verified.





## 61. WATERFRONT

<b>Location</b>	Second Street West
<b>Size</b>	74 Acres
<b>Price</b>	For Sale (enquire)
<b>Zoning</b>	COM
<b>Notes</b>	Multi-purpose fully serviced site with 3000 ft of waterfront, offering amazing views of the St. Lawrence River. Immediately adjacent to downtown and Bridge to USA.
<b>Contact</b>	Jamie Cameron at REMAX Cornwall 613-938-8100 cameron@remax-cornwall.ca

## 62. WATERFRONT OFFICE SPACE

<b>Location</b>	1950 Montreal Road
<b>Size</b>	Up to 50,000 sf
<b>Price</b>	For Lease at \$25 sf Gross
<b>Zoning</b>	INS 20
<b>Notes</b>	Opportunity for head office or data centre in secure facility. Numerous onsite amenities include restaurant, fitness centre and attached conference centre.
<b>Contact</b>	Kim Coe-Turner at NAV CENTRE 613-936-5061 kim.coe-turner@navcentre.ca



## 63. SERVICE INDUSTRIAL

<b>Location</b>	1395 Rosemount Avenue
<b>Size</b>	8,000 sf
<b>Price</b>	For Lease at \$3.50 sf Net
<b>Zoning</b>	MFR 10 with exception
<b>Notes</b>	Versatile building ideal for light manufacturing, wholesale, warehouse. Dock level and drive in door.
<b>Contact</b>	Terry Landon at REMAX Cornwall 613-938-8100 landon@remax-cornwall.ca

## 64. MANUFACTURING

<b>Location</b>	3400 Vincent Massey
<b>Size</b>	67,000 sf
<b>Price</b>	For Sale at \$3.5 million
<b>Zoning</b>	MFR 30
<b>Notes</b>	88 acre waterfront site with 2 buildings totaling 67,000 sf. Both buildings have cranes ranging from 3.5 to 75 tons. Larger building has a 40' ceiling.
<b>Contact</b>	Sydney Hamber at Colliers International 1-289-266-1020 Sydney.Hamber@colliers.com



## 65. MANUFACTURING/LOGISTICS

<b>Location</b>	210 Saunders Drive
<b>Size</b>	37,000 sf
<b>Price</b>	For Sale at \$595,000 or For Lease at \$1.50 sf Net
<b>Zoning</b>	MFR 40
<b>Notes</b>	Versatile light industrial facility with 5 dock level doors. Recently repaired roof, bright interior. Large lot. Easy access to Highway 401.
<b>Contact</b>	Jamie Cameron at REMAX Cornwall 613-938-8100 cameron@remax-cornwall.ca

## 66. MANUFACTURING / LOGISTICS

<b>Location</b>	1020 Montreal Road
<b>Size</b>	43,000 sf
<b>Price</b>	For Lease at \$3.25 Net
<b>Zoning</b>	MFR 20
<b>Notes</b>	Excellent multipurpose building with 3 docks, 24 ft ceilings and large lot.
<b>Contact</b>	Terry Landon at REMAX Cornwall 613-938-8100 landon@remax-cornwall.ca



# Brownfield Program

*Brownfields are abandoned, vacant, derelict or underutilized commercial and industrial properties, where past actions have resulted in actual or perceived contamination. The City of Cornwall has a number of programs to help developers revitalize brownfield sites.*

## Rehabilitation Tax Increment Grant

The developer pays the full cost of redevelopment as well as the annual increase in property tax which results. The City then reimburses (or rebates) the developer an annual grant equivalent to all or part of the municipal portion of tax increase.

## Environmental Site Assessment

Assistance is provided to specify the extent of contamination through partial funding of an Environmental Site Assessment (Phase 2 or 3). Funding is available on a matching basis for 50% of study costs, to a maximum of \$15,000.

## Project Feasibility Study

Assistance is provided to determine the feasibility of the project. Eligible studies include traffic impact analysis, concept drawings and market feasibility. Funding is available on a matching basis for 50% of study costs, to a maximum of \$7,500.

## Brownfield Property Tax Cancellation Assistance

This program provides assistance to landowners by removing the cost of property taxation. There are added opportunities to have a combined cancellation of both municipal and education portions of tax over a predetermined time period.

## Municipal Planning / Development Fees Rebate

This program is designed to assist developers by rebating up to 100% of municipal planning and development fees.

## Discretionary Municipal Tipping Fees Grant

Assistance is provided to developers through the reduction of tipping fees related to removal and disposal of non-hazardous material at the City landfill site.

## Payment-in-Lieu of Parkland Dedication Program

This program exempts a landowner from providing a cash-in-lieu payment for parkland dedication purposes.



OPPORTUNITY	
Location	229 Water Street
Size	1 acre
Notes	Downtown site offers an excellent development opportunity for a mix of residential and commercial uses, with 184 feet of frontage on Water Street East overlooking the St. Lawrence River. Developers can download an info package from the ChooseCornwall.ca website.
Contact	Stephen Alexander 613 930-2787 ext. 2353 salexander@cornwall.ca



*The \$32 million Benson Centre was developed on reclaimed brownfield lands. The sports facility features 3 NHL sized rinks, an indoor field house and tennis court.*

*For further information on Heart of the City and Brownfield programs, please contact:*

Ms. Dana McLean  
Planning Programs Administrator  
Tel: (613) 930-2787, ext. 2105  
dmclean@cornwall.ca



# Heart of the City Program

*Cornwall's Heart of the City initiative supports revitalization projects that occur in the central core, or "Heart of the City". These areas include the downtown business district (Pitt Street and adjacent roadways) along with the Le Village shopping district.*

The Heart of the City program has a number of tools to help landowners undertake property improvements, with a special focus on aesthetic improvements, and the upgrading and renovation of commercial properties and ancillary residential units.

## Rehabilitation Tax Increment Grant Program

A land owner is reimbursed part or all of the increase in municipal taxes paid as a result of improvements made to a building. The grant allows for a reimbursement, on a sliding scale, in part or in full for up to 10 years (based upon each individual case).

## Building Restoration & Improvement Program

A landowner receives a loan, either forgivable or, interest-free, to help with interior improvements to buildings for 50% of the total cost to a maximum of \$30,000.

**Did you know?** Since 2006 Cornwall CIP programs have funded more than 174 projects, generating an estimated \$47 million in private sector investment in Cornwall's urban core.

## Project Design Study Grant

A landowner is provided a grant of 50% of the cost of such things as feasibility studies or concept drawings to a maximum of \$7,500.

## Facade Improvement/ Sign Grant

A grant can be available to assist with improvements to a building facade or for new signage. Funding is based on 50% of the costs to a maximum of \$10,000 for facade work and \$2,000 for new signage.

## Municipal Planning/Development Fees Grant

A landowner upgrading or re-developing a property can receive full reimbursement for such items as an Official Plan / Zoning Amendments and Building Permits.

## Discretionary Municipal Tipping Fees Grant

A developer is given a reduction in the cost of dumping nonhazardous waste at the municipal landfill site. The grant is for 50% of the assigned fee with a total dollar amount as determined by the City.

*Heart of the City helped Shawn Maloney of Miller Hughes Ford Lincoln renovate his dealership.*



# CHOOSE CORNWALL

If you are looking to invest, take a closer look at Cornwall.

With no development charges, low cost real-estate and a welcoming business community, Cornwall gives you the best possible chance to succeed.

You can learn more by visiting [ChooseCornwall.ca](http://ChooseCornwall.ca) where you will find up-to-date business news as well as current employment opportunities. You can also follow us on social media (search Choose Cornwall) or better yet, give us a call!

**Mark Boileau**  
Manager

Cornwall Economic Development  
613 930-2787 x2599  
[mboileau@cornwall.ca](mailto:mboileau@cornwall.ca)

**Bob Peters**  
Senior Development Officer

Cornwall Economic Development  
613 930-2787 x2268  
[bpeters@cornwall.ca](mailto:bpeters@cornwall.ca)

