



SHANNONVILLE CROSSING BELLEVILLE

ASKING PRICE \$1,790,000

- 45 Acre Development Site on highway 401 interchange, 12 km east of Belleville.
- AADT is 40,000 cars per day on the Toronto to Montreal and Ottawa corridor!
- Frontage on 401 with 1,747 ft of frontage on arterial, Shannonville Road.
- Zoned RC-h (Rural Commercial holding) which contemplates such permitted uses as retail-wholesale-fleamarket; farm & lawn 'n garden & nursery implement dealer sales and service; feed & seed & fertilizer mill; motel; restaurants & tavern & banquet hall; gas and diesel station; all automotive sales, service, storage.
- Municipality is supportive of development and is awaiting a specific Site Plan Approval application, so long as wetlands are protected accordingly.
- MTO access is available according to code. Water well to be created - water source is available. Electricity available at the road frontage. Survey available.
- Developer will sell a limited number of blocks in 5 to 10 acre parcels at various prices depending on location within the development and road extension.
- Severance needed, and road to be built by vendor as part of development.

BELLEVILLE ONTARIO

NEW DEVELOPMENT OPPORTUNITY

MLS: X11958652



John Marino
President and
Broker



Marino Locations Limited, Brokerage

416-767-8865 x 226



marino.ca



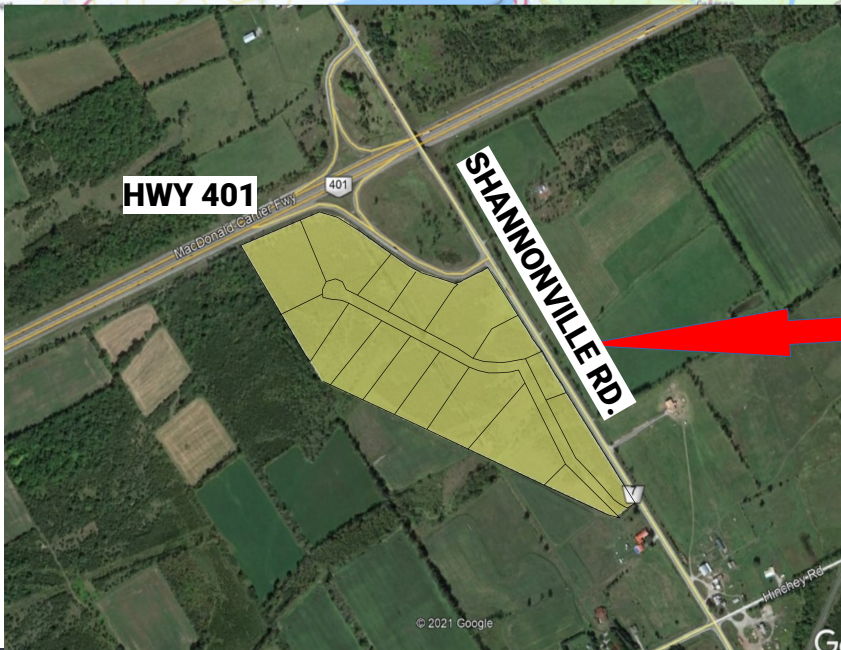
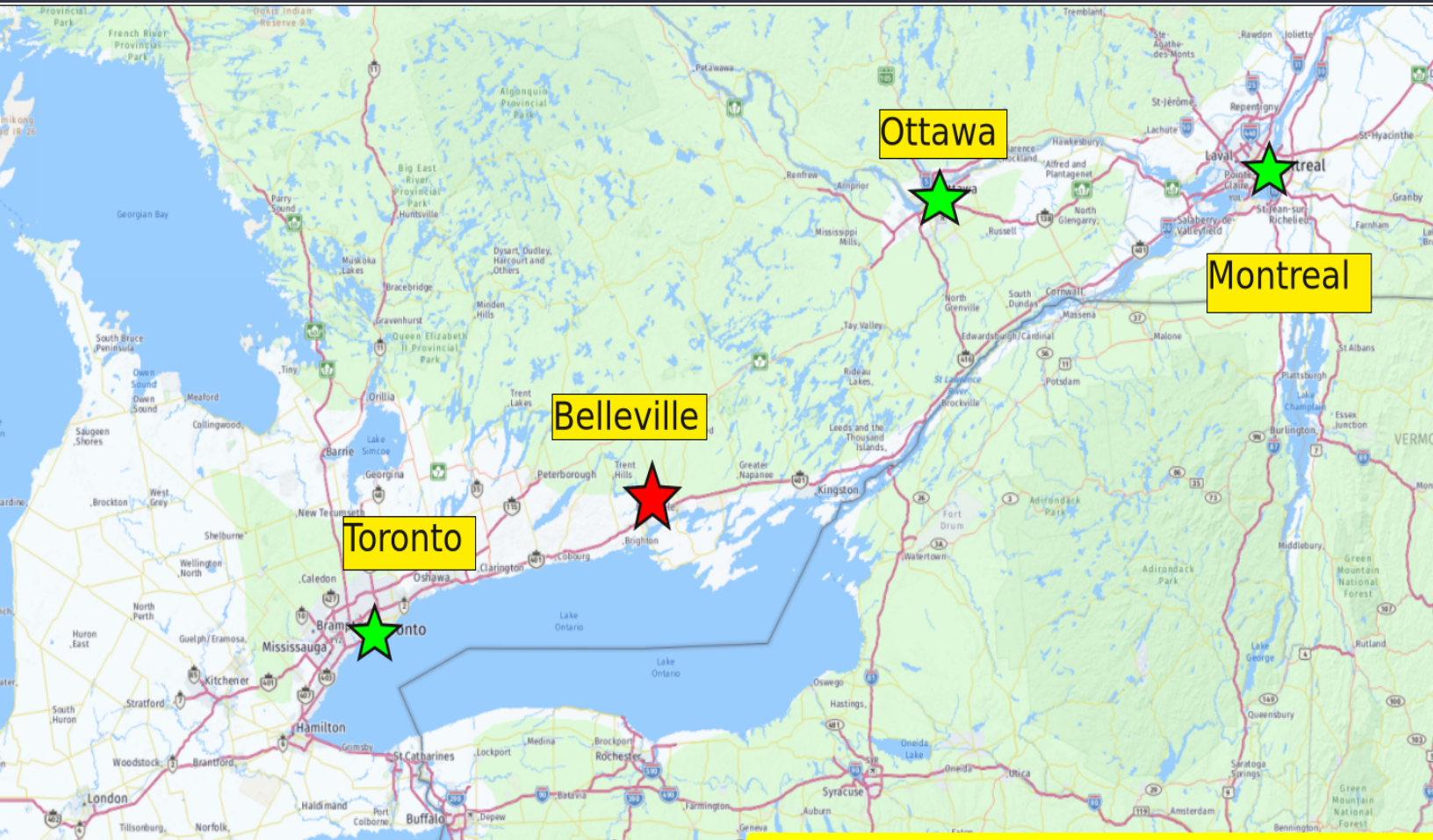
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