

2715 County Rd 43, North Grenville

NEW FOR SALE **\$699,000** For Sale

North Grenville, 801 - Kemptville, Leeds And Grenville, Ontario K0G
1J0

TAXES \$3,309.71 (2024) Annual

X12012452

BENNETT PROPERTY SHOP REALTY

Commercial/Retail
TYPE

1023 Sq Ft
TOTAL AREA

Highway Commercial
CATEGORY

70
DOM



CLIENT REMARKS

Unleash your entrepreneurial vision at 2715 County Rd 43, North Grenville - a versatile brick bungalow poised for transformation in the heart of Kemptville. This unique property blends residential charm with commercial potential, perfectly positioned near bustling local businesses, Shoppers Drug Mart, and a strip mall to draw in customers. Revamp interior to your needs whether a modern family home with a thriving business, or reimagine it entirely - tear down and rebuild to suit your dreams, with rezoning possibilities per the Municipality's Official Plan. Featuring municipal water, a separate basement entrance, and an unfinished lower level once used as a workshop, this canvas offers endless options. Septic updated, roof refreshed, and oil tank modernized - this is your chance to craft a live-work legacy in a prime location. Book a viewing and step into your future! 24 hours irr

LISTING INFORMATION

PIN#	681300412	POSSESSION	TBD
TAXES	\$3,309.71 (2024) Annual	REMARKS	
TAX YEAR	2024	SELLER PROPERTY	N
LEGAL DESCRIPTION	PT LT 26 CON 2 OXFORD AS IN PR32710 & PT 8 15R80; S/T PR32710; NORTH GRENVILLE	INFO STATEMENT	
STATUS	Available		
SURVEY	Y		

PROPERTY INFORMATION

LOT SIZE	101.57 x 158 Feet	WASHROOMS	1
LOT SIZE SOURCE	GeoWarehouse	GARAGE TYPE	None
LOT CODE	Building	HEATING TYPE	Oil Forced Air
DIR/CROSS ST	Ottawa Regional Road 19 & County Road 43	WATER	Municipal
DRIVE PARKING	3	SEWERS	Septic
SPACES		UTILITIES	Y
A/C	N	AREA INFLUENCES	
ZONING	City Plan allows for commercial		
HST APPLICABLE TO	Not Subject to HST		
SALE PRICE			
FREESTANDING	Y		
RETAIL AREA	1023 Sq Ft		
AREA	Leeds and Grenville		
MUNICIPALITY	North Grenville		
COMMUNITY	801 - Kemptville		

SECURITY FEATURES

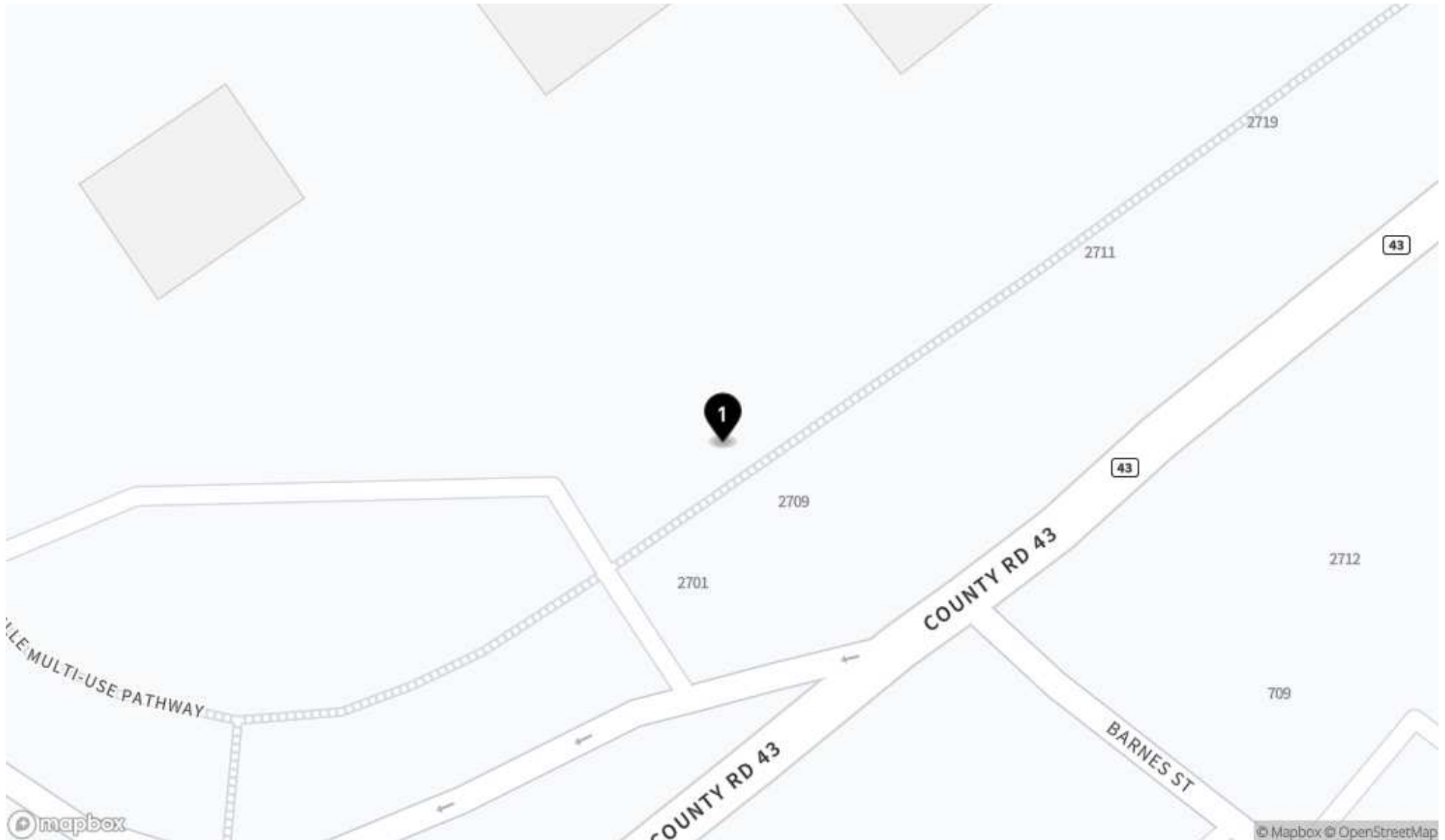
No

WASHROOM INFO

# OF WASHROOMS	PIECES	LEVEL
1		

LISTING CONTRACTED WITH

BENNETT PROPERTY SHOP REALTY
613-233-8606



	ADDRESS	BEDS	WR	TYPE	PRICE	SQFT	STATUS	DOM	MLS#
1	2715 County Rd 43 North Greenville	0	1	Commercial/Retail	\$699,000		NEW	70	X12012452

AVERAGES

	MEAN	MEDIAN
PRICE	\$699,000	\$699,000