



60 Staye Court Drive, Arnprior | ON

Large Scale Retail & Commercial Space **for lease**

This high-exposure gateway location offers unbeatable signage and access from both directions of the 417, anchoring Arnprior's dominant retail node

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Property Overview



**2 loading docks
& 1 declining**



**Quick access to
Highway 417**



**Large customer
parking area**



**Close proximity to
top-tier retailers**



**Ample outdoor
storage**

Prime standalone retail opportunity at 60 Staye Court Dr. - the first site seen when exiting Hwy 417 into Arnprior. This high-exposure gateway location offers unbeatable signage and access from both directions of the 417, anchoring Arnprior's dominant retail node with No Frills, Metro, Canadian Tire, Home Hardware, Rexall & more.

The zoning supports a broad range of commercial uses including retail, warehouse, showroom, and service uses. Features include a bright, open showroom with soaring 14'-21' ceilings, a massive covered exterior display, large fenced yard, and two loading docks (one grade-level, one declining for 53' trailers to dock). Ample customer parking and permitted outdoor storage add functionality.

Address

60 Staye Court Drive, Arnprior

Site Area

2.51 Acres

Available Area

31,389 SF

Asking Rate

\$15.00 PSF

Additional Rent

\$2.83 PSF (2025)

Zoning

MU-CE

Possession Date

Immediate





Location Overview & Demographics

Located just off Highway 417, 60 Staye Court Drive sits in the heart of Arnprior's busy commercial node. The property offers excellent visibility and access, drawing consistent traffic from local residents and commuters travelling to and from Ottawa, just 30 minutes away.

Arnprior is one of Eastern Ontario's fastest-growing communities. The town attracts a mix of families, retirees, and professionals seeking affordability and small-town charm close to the city.

The property benefits from strong retail adjacencies, including Canadian Tire, Metro, RONA, and McDonald's, creating a natural destination for shoppers. Local amenities like the Nick Smith Centre, Robert Simpson Park, and Arnprior & District Memorial Hospital enhance the area's livability and year-round traffic. Retailers at 60 Staye Court Drive can immediately tap into a growing market, supported by strong infrastructure, and key retail anchors like Rexall, LCBO, No Frills and Homehardware.

Arnprior's economy continues to diversify with employers in aerospace, advanced manufacturing, and healthcare. Highway 417 ensures efficient transportation, while Ontario Northland connects the town to Ottawa via daily bus service.

10KM Radius



Current
population
17,265



Average
household income
\$134,925



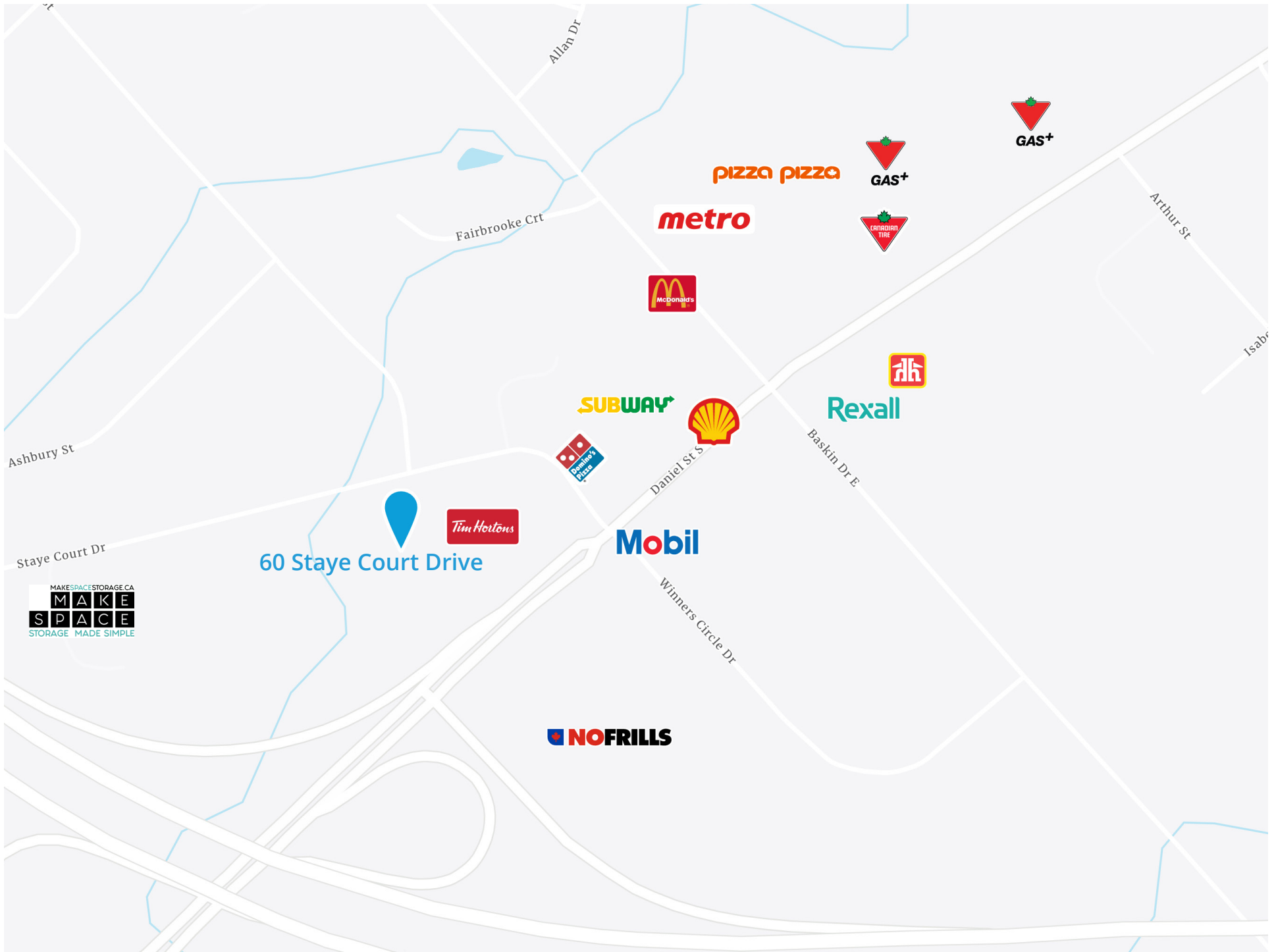
Employment rate
within 10 km
92.8%



Labour Force
Participation
59.6%

Labour Type

	%
Construction Industry	14.2
Health Care and Social Assistance	13.6
Retail Trade	12.3
Manufacturing	8.9
Public Administration	8.9
Professional Services	7.2



60 Staye Court Drive

metro



SUBWAY



Mobil

Rexall

Tim Hortons

pizza pizza



GAS+



MAKESPACESTORAGE.CA
MAKE
SPACE
STORAGE MADE SIMPLE





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