



# Large Scale Retail & Commercial Space **For Sale**

60 Staye Court Drive | Arnprior, ON

**Kevin Houlahan**

Senior Sales Representative  
+1 613 683 2222  
kevin.houlahan@colliers.com



# Property Overview

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.

<b>Address</b>	60 Staye Court Drive, Arnprior
<b>Site Area</b>	2.51 Acres
<b>Building Size</b>	31,389 SF
<b>Property Taxes</b>	\$70,351.92 (2025)
<b>Zoning</b>	MU-CE
<b>Listing Price</b>	<b>\$6,700,000</b>



-  **2 loading docks & 1 declining**
-  **Quick access to Highway 417**
-  **Large customer parking area**
-  **Close proximity to top-tier retailers**
-  **Ample outdoor storage**
-  **Freestanding building**

# 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%

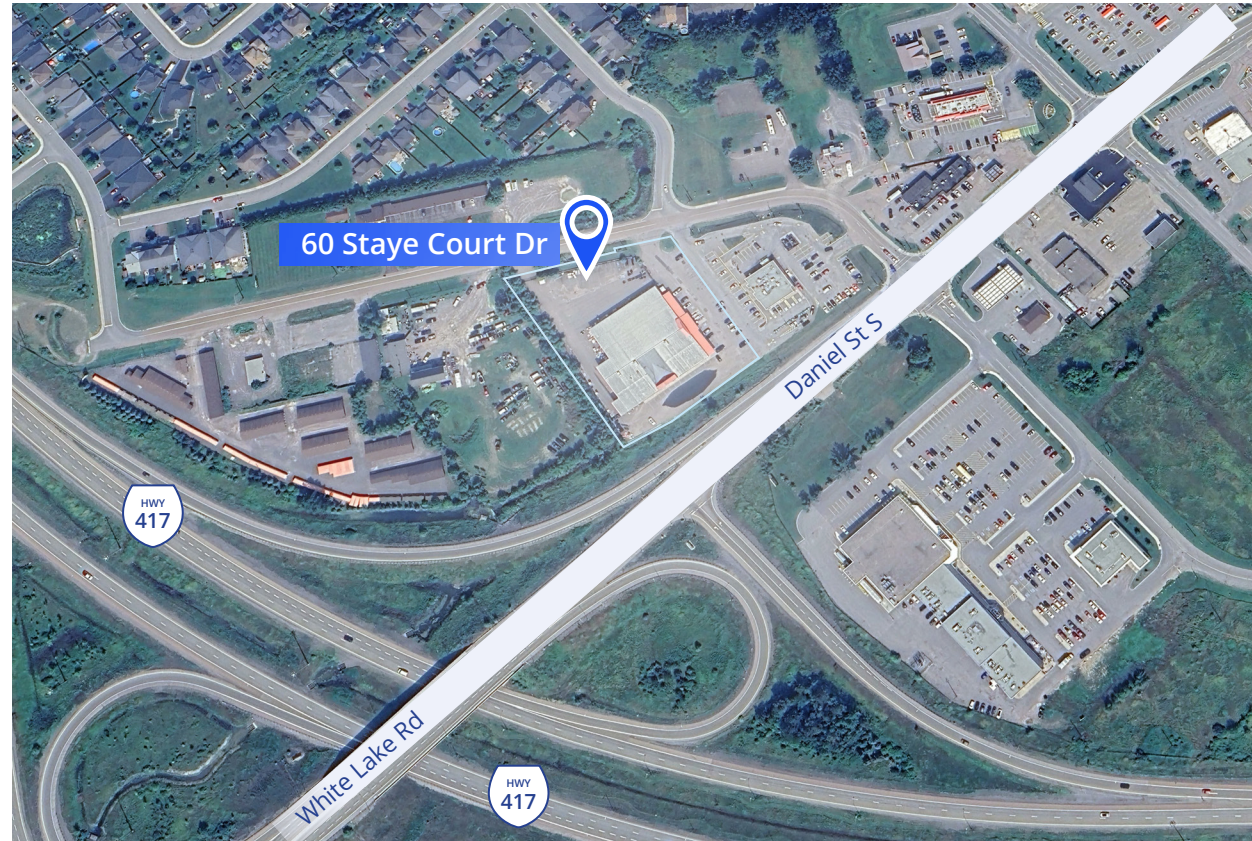
## Labour Type

	%
Construction Industry	14.2
Health Care and Social Assistance	13.6
Retail Trade	12.3
Manufacturing	8.9

# Zoning By-law

## 31,389 SF available

The Mixed Use Commercial/Employment (MU-CE) Zone implements the policies of the Mixed Use Commercial Employment Area designation in the Town's Official Plan. The MU-CE Zone generally applies to former Highway Commercial lands along Madawaska Boulevard, Daniel Street and on White Lake Road.

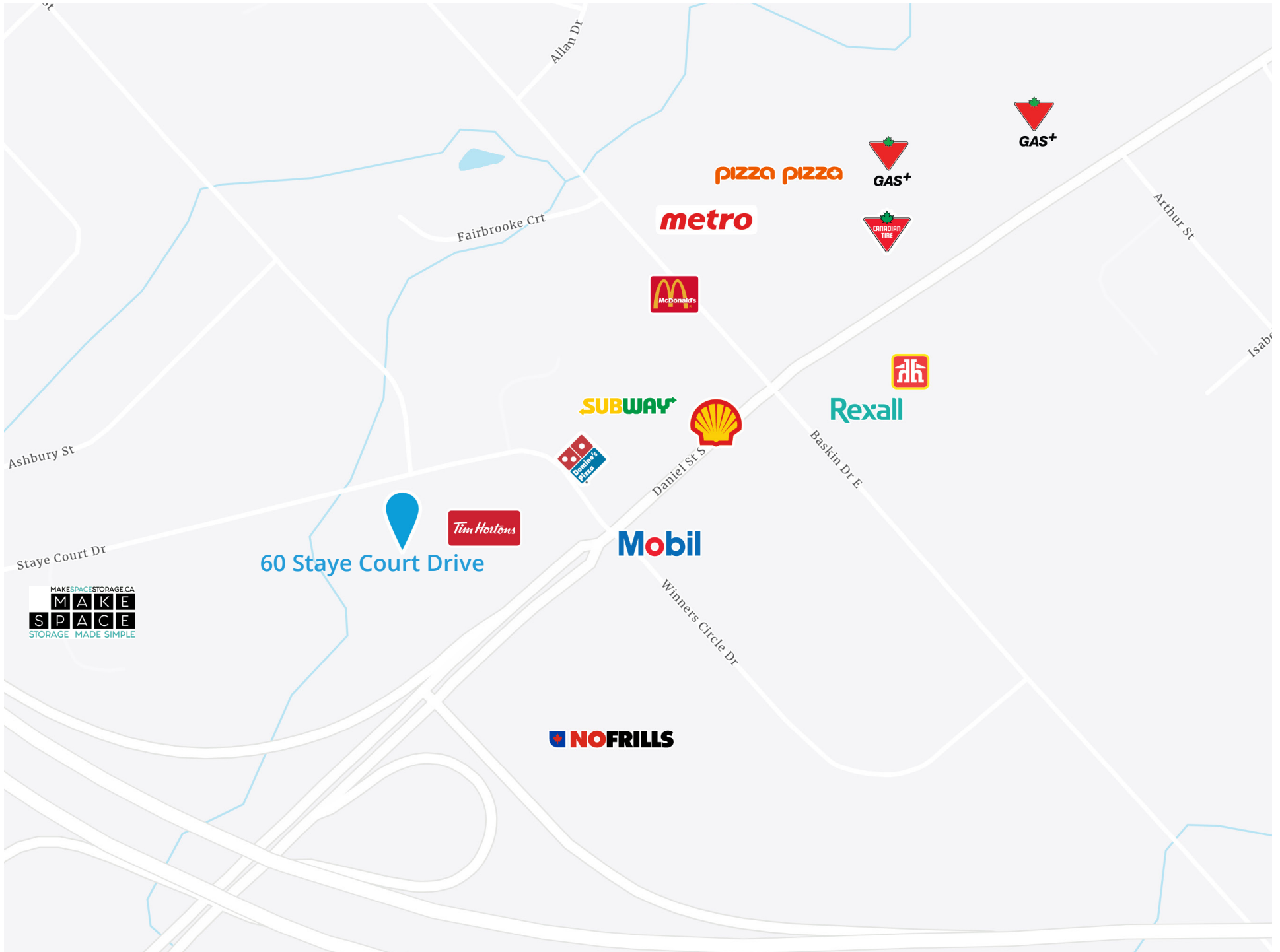


### MU-CE - Mixed Use - Residential / Commercial

#### Permitted Uses - Non-Residential uses

Animal clinic	Community Centre	Light Equipment Sales and Rental Use
Art gallery	Contractors Yard or Shop	Medical Office
Banquet Hall	Financial Institution	Motel
Brewery	Gar Bar	Motor Vehicle Shop / Garage / Rental / Sales Establishment
Business Office	Home Improvement Centre	Museum
Car Wash	Hotel	Place of Entertainment
Commercial Fitness Centre / Recreation	Industrial Use	Place of Worship
Warehouse	Library	Private Club
Repair Shop	Restaurant	School (Commercial, Private, Commercial Trade)

\*The above zoning information is provided for general reference only and must be read in conjunction with the Town of Arnprior Zoning By-Law. Please consult the official by-law for complete details or contact city officials.







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**Colliers**

Ottawa Office

99 Bank Street, Suite 1500

Ottawa, ON K1P 6B9

Main: +1 613 567 8050

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