

## Land for Sale

# 414 Old Highway 2 // Trenton, ON



### Investment Highlights

- Site scale and Commercial Residential designation offers an opportunity for significantly increased density across a number of different uses
- Potential for immediate rental income through leasing of the retail building on site
- Close proximity to Downtown area with Urban Centre designation in a tourist friendly Municipality
- Multiple entry points allow for some creativity with lot severing and development



**\$1,100,000**



**4.66 ACRES**



**CR ZONING**

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## Property Details

### Legal Description:

REG COMP Plan 2191 Lot 10

### Site Area:

4.66 acres

### Zoning:

CR

Commercial Residential Designation

### Asking Price:

\$1,100,000

### Existing Improvements:

4,190 SF Freestanding Retail



### Permitted Uses

- Residential uses accessory to a permitted Commercial Use
- Auction Sales Establishment
- Banquet Hall
- Building Supply Outlet
- Business, Professional and Administrative Office
- Commercial Greenhouse
- Commercial Self-Storage Facility
- Farm Produce Retail Outline
- Garden Nursery Sales and Supply Establishment
- Hotel
- Marina
- Motel
- Nursery
- Personal Service Shop
- Pet Services
- Public Park
- Restaurant
- Retail Store, Convenience
- Veterinary Clinic

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