

**DTZ Barnicke**

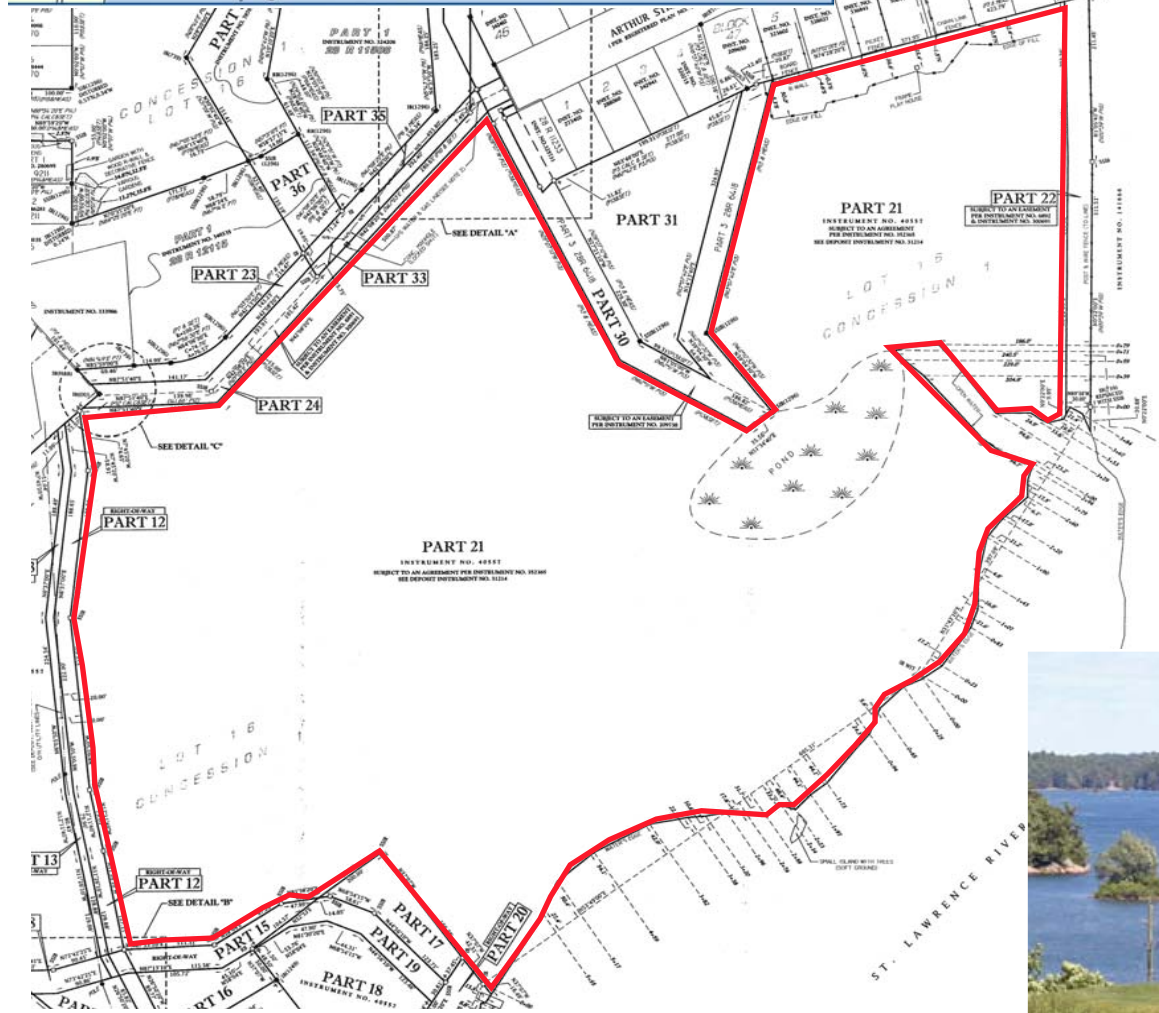
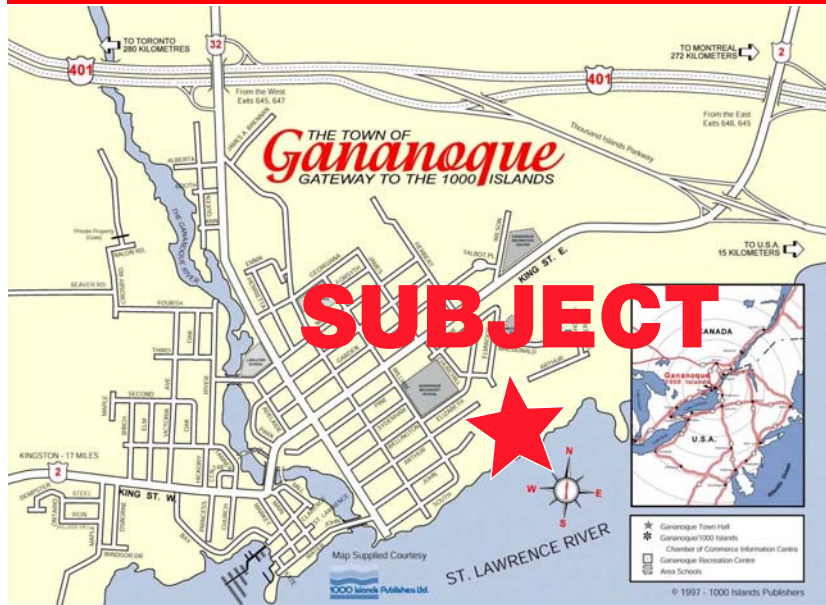
**For sale**

**Waterfront development land**

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**\$2,100,000**

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# A unique opportunity you won't want to miss . . .

An easily accessible location close to all amenities and surrounded by some of Ontario's most incredible recreational and entertainment venues

<b>Area</b> 29.3 acres	<b>Opportunity</b> Zoning permits either a personal estate property, or residential development lots	<b>Zoning</b> R1-h1 and Hazard	<b>Services</b> Services are available for development <ul style="list-style-type: none"> <li>• Water and Sewer Hookup - \$5,500.00</li> <li>• Development Charges - \$1,500.00</li> <li>• Cash-in-lieu of Parkland - \$2,330.00 per lot</li> </ul>	<b>Legal Description</b> PT LOT 16 CON 1, LEEDS BING PARTS 1 THRU 16 ON REFERENCE PLAN 2841242 2 AND PARTS 21 THRU 31 ON REFERENCE PLAN 28412422  <b>PIN</b> 442440291
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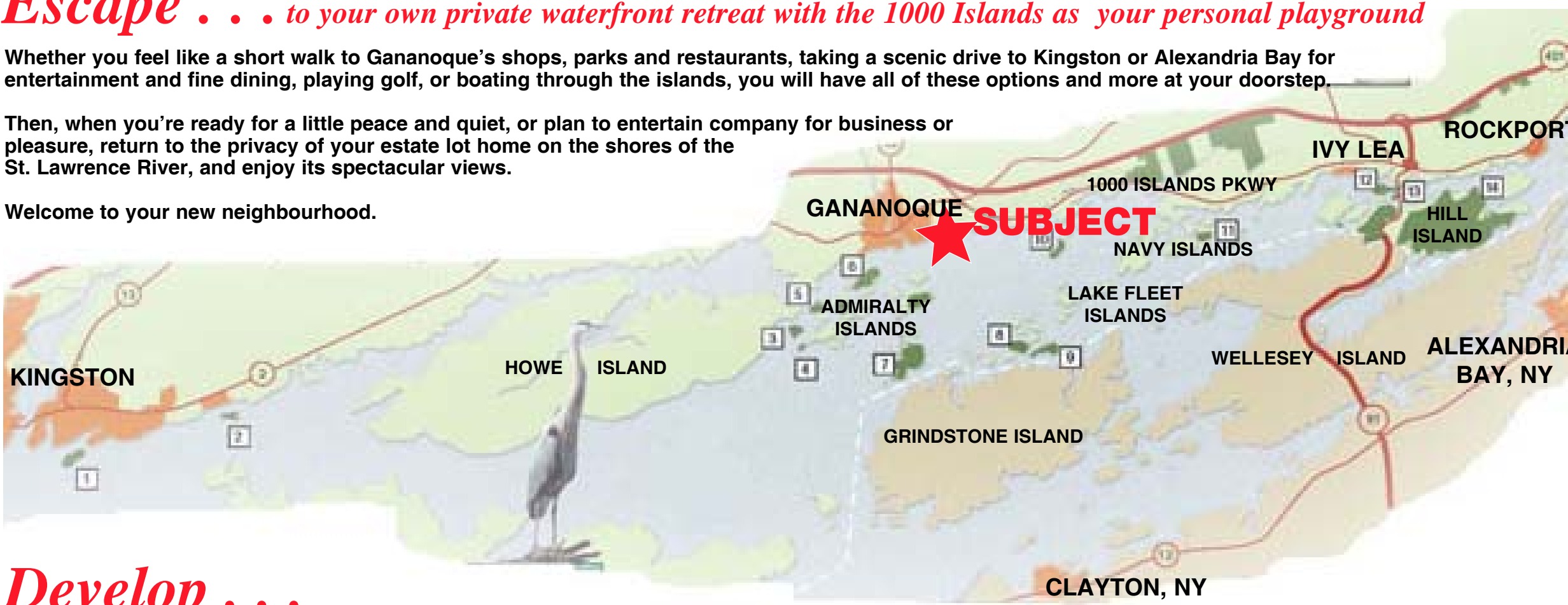
This property is nestled in the heart of the internationally renowned 1000 Islands - a UNESCO designated Biosphere Region - home to some of the world's best freshwater sailing, boating and fishing and host to the world's largest international Poker Run. The Town of Gananoque is well situated relative to larger city centres, and the international bridge to the U.S. and offers many amenities within the town itself.

## Escape . . . to your own private waterfront retreat with the 1000 Islands as your personal playground

Whether you feel like a short walk to Gananoque's shops, parks and restaurants, taking a scenic drive to Kingston or Alexandria Bay for entertainment and fine dining, playing golf, or boating through the islands, you will have all of these options and more at your doorstep.

Then, when you're ready for a little peace and quiet, or plan to entertain company for business or pleasure, return to the privacy of your estate lot home on the shores of the St. Lawrence River, and enjoy its spectacular views.

Welcome to your new neighbourhood.



### GANANOQUE, ON

#### Proximity to:

International Bridge to US (Interstate 81)	15 km
Ottawa	165 km
Toronto	292 km
Montreal	256 km

#### DEMOGRAPHICS

Population	5,285
Households	2,314
Average Age	45
Average Household Income	\$60,375.00

Stats Can 2006

- Thousand Island Cruise Lines
- OLG Casino
- The Playhouse (Theatre)
- Festival of the Islands
- 1000 Islands Poker Run
- Two local Golf Courses
- Casual to Fine Dining Options
- Skydiving
- 25 minute drive to Kingston's shops, amenities, cultural and entertainment venues

## Develop . . .

*an exciting new waterfront residential housing community*

Gananoque's location on the Highway 401 Corridor with proximity to three major Canadian cities and the international bridge to the US gives it strategic business positioning, with the primary industrial employment sectors being light manufacturing, transportation and services.

A broad diversity of businesses, services and recreational opportunities allows Gananoque to be a year-round tourist destination, with tourism contributing to the town's economy and providing employment opportunities.