

# FOR SALE

## INCOME PRODUCING LAND OPPORTUNITY GOLF COURSE LN, NAPANEE, ON



10.5% Cap Rate with annual rent escalations each year



## THE OFFERING

± 6.86 acres of income producing land for sale located in Napanee, On and situated less than 5km south of highway 401. This property benefits from a cellular communications tower lease providing a monthly revenue stream with a 10.5% Cap Rate with annual rent escalations. Please contact listing agent to obtain further information.

All offers shall be submitted to the Listing Brokers by March 15, 2024 and will be conveyed to the Seller upon receipt.



PHOTO: DOWNTOWN GREATER NAPANEE

<b>ADDRESS</b>	Golf Course Lane, Napanee, ON
<b>LEGAL DESCRIPTION</b>	PT LT 17 CON 6 FREDERICKSBURGH AS IN LA206351 (SCHEDULE B); TOWN OF GREATER NAPANEE
<b>PIN</b>	451140019
<b>LAND AREA</b>	± 6.86 acres
<b>LAND DIMENSIONS</b>	151.87 ft x 316.89 ft x 16.01 ft x 114.05 ft x 408.51 ft x 561.24 ft x 562.13 ft x 358.68 ft (Provided by GeoWarehouse)
<b>PRICE</b>	\$275,00.00
<b>PROPERTY TAXES</b>	\$4,119.93 (2023)
<b>ZONING</b>	RU (see below for more information)
<b>SERVICES</b>	Hydro
<b>BID DATE</b>	March 15, 2024

## ZONING RURAL

Includes but not limited to:

### *Residential uses:*

- Single detached dwelling house
- Existing converted dwelling house
- Group home
- special care facilities
- Transitional housing unit
- Home occupation or home industry

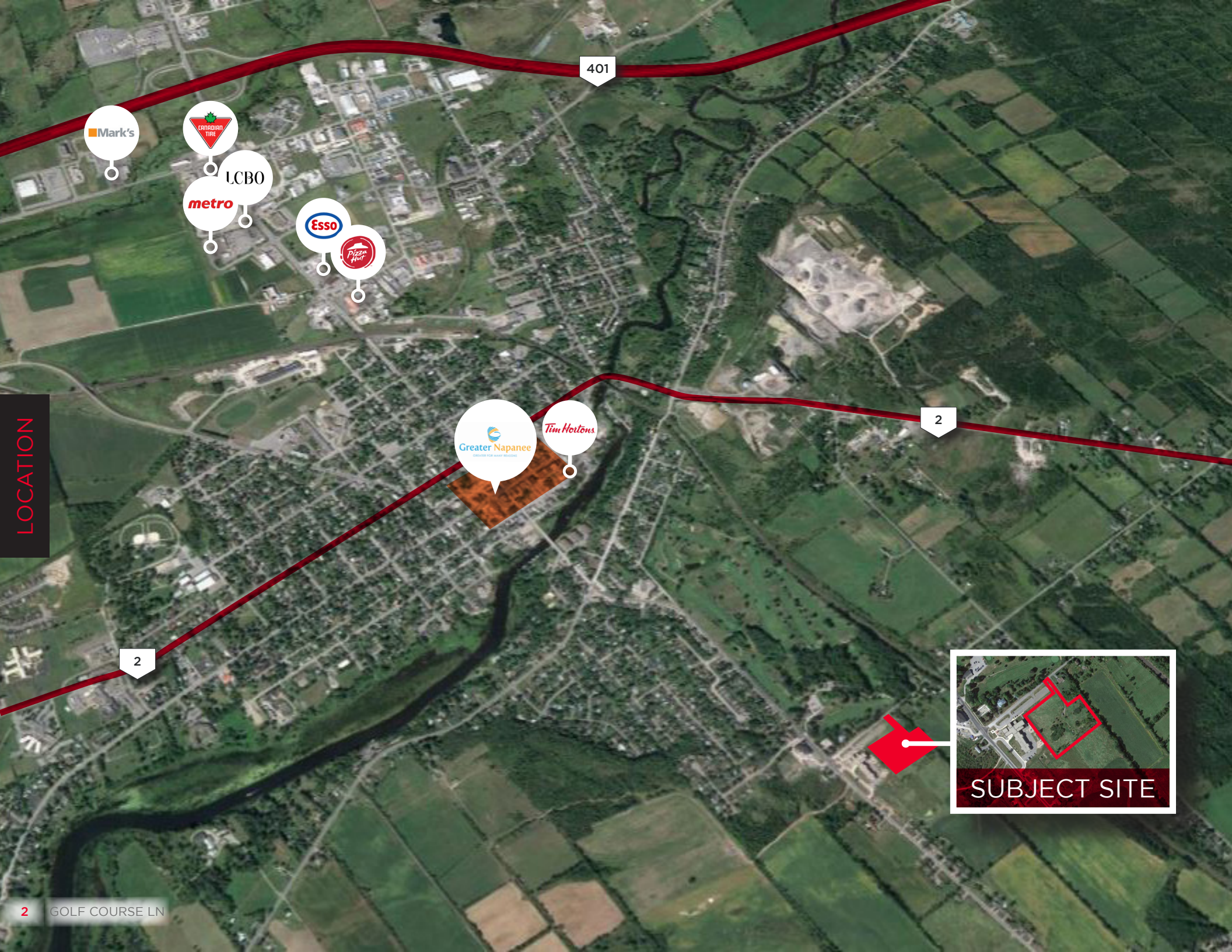
### *Non-residential uses:*

- Cemetery (existing)
- Conservation and forestry uses
- Equestrian centre

- Estate winery accessory to an agriculture use
- Farm winery accessory to an agriculture use
- Farm
- Farm produce sales outlet
- Kennel
- Nursery farm
- Place of worship
- Park
- Public use in accordance with the general provisions of this By-Law
- school
- Wayside pit or quarry and portable asphalt plant as an accessory use to permitted wayside pit or quarry



LOCATION



Mark's

CANADIAN TIRE

LCBO

metro

Esso

Pizza Hut

Greater Napanee  
Municipal Corporation

Tim Hortons

401

2

2



SUBJECT SITE



**FOR MORE INFORMATION, CONTACT**

**PETER KOSTOGIANNIS**

Broker of Record/Broker

+1 613 542 2724 x 24

[peter.kostogiannis@cwkingston.com](mailto:peter.kostogiannis@cwkingston.com)

**SIDNEY KOSTOGIANNIS**

Salesperson

+1 613 542 2724 x 34

[sidney.kostogiannis@cwkingston.com](mailto:sidney.kostogiannis@cwkingston.com)



**[cushmanwakefieldkingston.com](http://cushmanwakefieldkingston.com)**

78 Brock St Kingston, ON K7L 1R9

Cushman & Wakefield Kingston, Brokerage / Independently Owned and Operated / All rights reserved. A Member of the Cushman & Wakefield Alliance Cushman & Wakefield Copyright 2016. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. CW1 V0828