

4.5 Acres For Sale

CATHERINESWIFT
SALES REPRESENTATIVE

ROYAL LEPAGE
Team Realty
Independently Owned and Operated, Brokerage



\$449,900
Ashton Station Road
Ottawa, Ontario



Parcel Highlights

- ✓ Approx. 4.5 acres
- ✓ Currently zoned Rural Industrial
- ✓ Many permitted uses
- ✓ Hydro, well and septic on site
- ✓ Large warehouse
- ✓ Phase 1 Environmental Study complete
- ✓ Irregular Shaped Lot

Locational Highlights

- ✓ Excellent frontage on Highway 7
- ✓ Cloverleaf planned for Ashton Station Road exit
- ✓ Cloverleaf planned for Cemetery Side Road exit



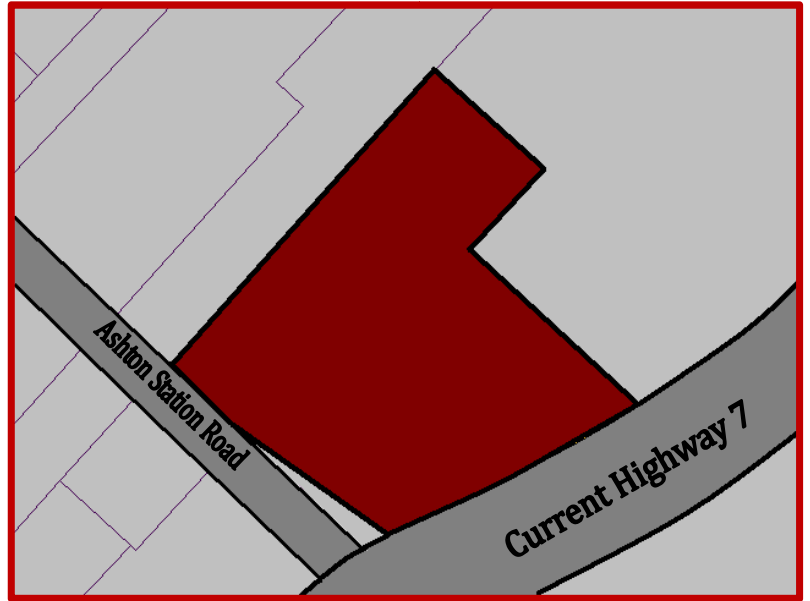
Community Profiles

Carleton Place

- ✓ Distance from subject parcel: 9.9 km
- ✓ Population: 9,453
- ✓ Population Increase from 2001-2006: 4.1%
- ✓ Households: 3,695
- ✓ Average Income: \$ 65,512
- ✓ Residents with Post-Secondary Education: 3,625
- ✓ Employment Rate: 61.9

Stittsville

- ✓ Distance from subject parcel: 16 km
- ✓ Population: 23,590



Rapid Expansion of Carleton Place

The town of Carleton Place is experiencing unprecedented residential and commercial growth.

Recent Commercial Installations in Carleton Place include:

- ✓ Rona
- ✓ Starbucks
- ✓ TD Canada Trust
- ✓ Staples Business Depot
- ✓ Home Depot
- ✓ Wal-Mart
- ✓ Shoppers Drug Mart



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