

# 7109 HWY 15



## Parcel Highlights:

- Approx. 2.09 acres
- Zoned highway commercial (C3)
- Solid barn-style structure/former restaurant
- Parking for 50+ vehicles
- Patio
- 2 natural gas furnaces
- Seating capacity for 240 persons
- Washrooms, Kitchen, Patio, Venting, Hood Fans, Walk-in freezer
- Undeveloped 3rd floor
- Over-sized septic system

## Locational Highlights:

- Fronting on Highway 15
- Between Carleton Place & Almonte
- Prominent location/Good visibility

## Community Profiles:

### Carleton Place

- Distance from subject parcel: 2.5 km
- Population: Approx 10,000
- Population Increase between 2001-2006: 4.1%
- Households: 3,695
- Average Income: \$ 65,512

### Almonte

- Distance from subject parcel: 9.4 km
- Population: 4,400

**MLS/ID: 757073**

## C3 Highway Commercial

## \$305,000

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