



For Sale

1135 County Rd 6, Odessa, ON

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**Rockwell Commercial
Real Estate, Brokerage**

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All property boundaries are approximate

The Offering

Rockwell Commercial is pleased to present this investment opportunity to acquire a versatile commercial asset located on a main corridor in Odessa, less than a half kilometer south of Highway 401. This well-maintained property offers further development potential and a strategic location with direct access to major regional thoroughfares, making it ideal for a range of commercial uses.

The existing buildings were constructed for and have been continuously occupied by the OPP Ontario Provincial Police since September 2002 - over 23 years, providing a very stable income stream. Loyalist Township became a policing community under the former Police Services Act in 2015, and under the current Community Safety and Policing Act, the OPP provides integral services within the community.

Surplus space in the rear storage building is currently owner-occupied and can be leased back. For qualified buyers, a comprehensive data room can be made available following execution of the broker's non-disclosure agreement.

Asking Price \$4,395,000⁰⁰

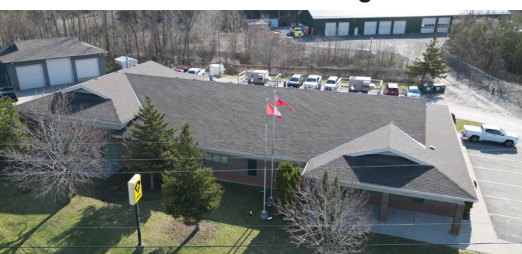
Site Details

Address	1135 County Road #6, Odessa, On
Legal Description	PT LT 33 CON 4 ERNESTOWN AS IN LA243337; S/T ER14377; LOYALIST
PIN	451220004
Seller	ABNA Investments Ltd.
Site Area	± 6.14 acres (irregular shape): As per MPAC - To be confirmed
Frontage	± 547.33 ft
2024 Final Property Taxes	\$42,599.48
Zoning	C2/C2-H (By-Law 2011-076)
Official Plan Designation	Commercial
Site Services	Municipal water, sewer and natural gas

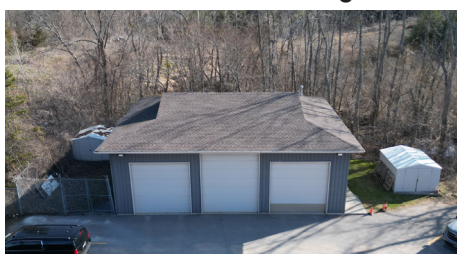
Lease Details		
Tenant	Her Majesty the Queen in Right of Ontario as Representable by the Minister of Government and Consumer Services	H.R. Doornekamp Construction Ltd.
Use	Ontario Provincial Police Detachment	Vintage vehicle storage
Original Lease Commencement Date	September 1, 2001	Date of sale completion
Lease Expiry Date	August 31, 2027	Five (5) years following sale completion
Rentable Area	Main Building: 8,145.10 sf *Detached Garage: 1,728 sf Rear Storage: (North unit): 4,962 sf	Rear Storage (South Unit): 4,962 sf
Renewal Option	1 x 5 years	1 x 5 years
Lease Type	Semi-gross with annual reconciliations of taxes and operating costs above base year costs	Net

*Rent for Detached Garage is included in the rent calculations for Main Building

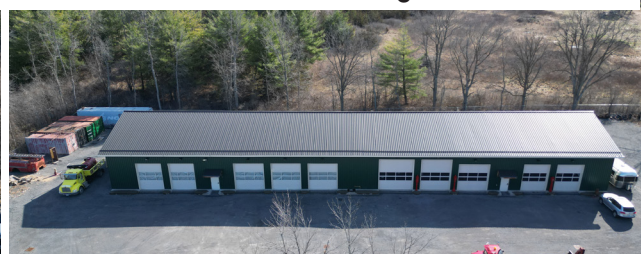
Main Building



Detached Garage



Rear Storage

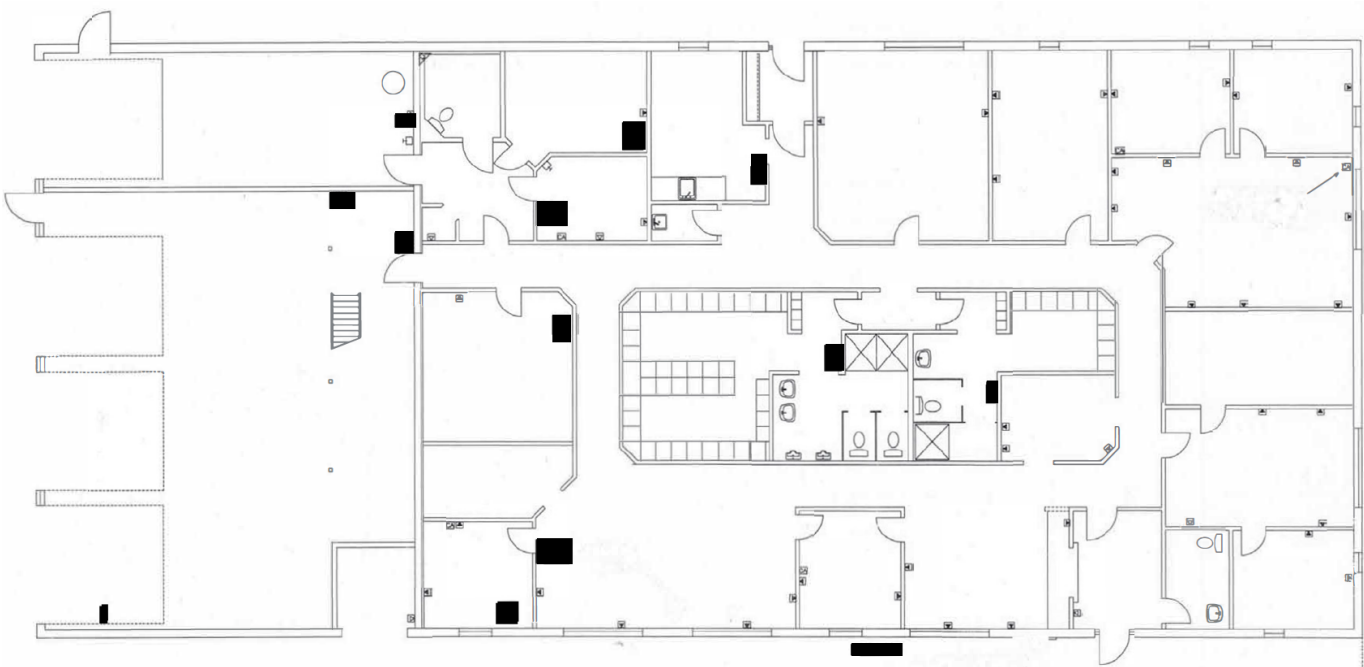


Building Details

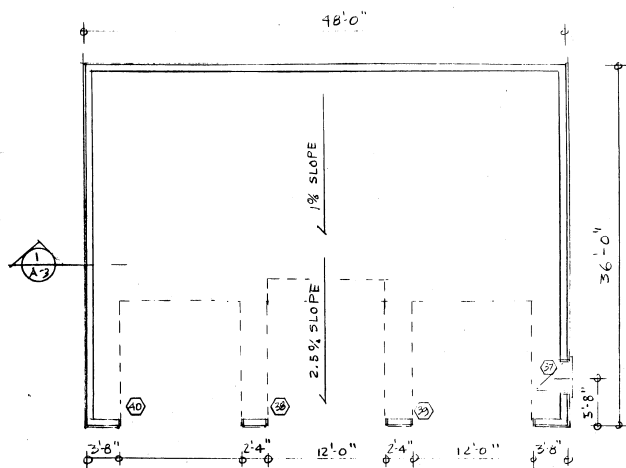
	1 Main Building	2 Detached Garage	3 Rear Storage	
Total Building Area	8,145.10 sf	1,728 sf	North Unit: 4,962 sf South Unit: ± 4,962 sf	Total Building Area 19,797.10 sf
Parking	± 42 spaces paved		± 22 spaces gravel	Total Parking 64 Spaces
Electrical	400 Amp, 347/600V, 3-Phase	Supplied from Main Building	Supplied from Main Building	
Year of Construction	2002	2002	2014	
HVAC	2 x gas-fired rooftop HVAC units	Reznor ceiling mounted gas-fired heater	In-floor heating, hydronic with gas boiler	
Roof	Asphalt shingles	Asphalt shingles	Standing seam metal roofing	

Floor Plans

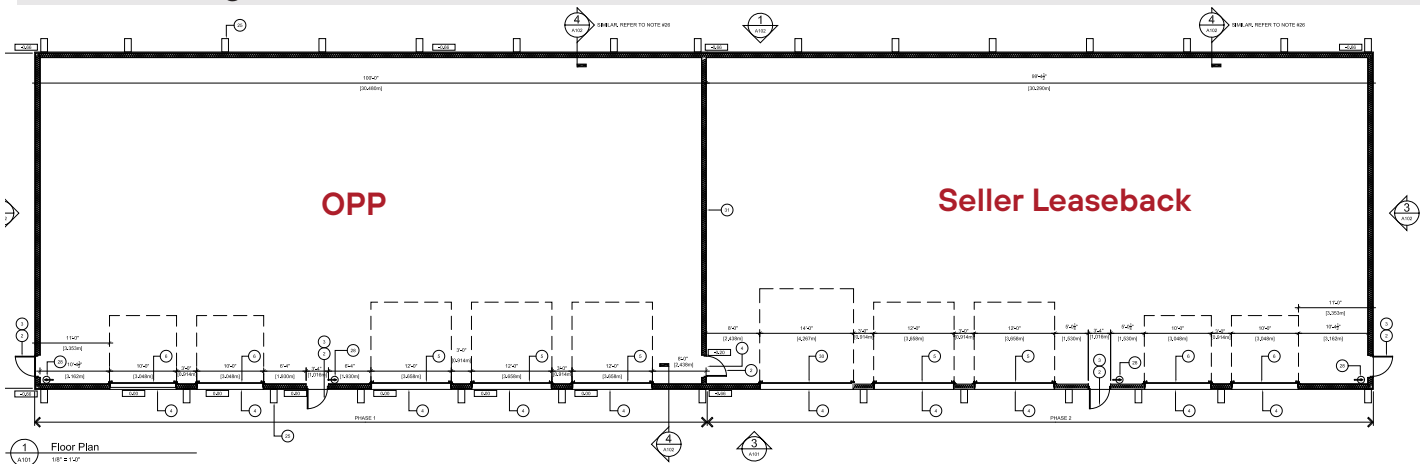
Main Building



Detached Garage



Rear Storage



Survey

PART 3
PLAN 29R-4521

PART 1
PLAN 29R-4045

PART 7
PLAN 29R-4045

PART 2

Centre Line
(See Instrument No. 14317 & 31251)

PART 2
PLAN 29R-4045

Ontario

PART 6
PLAN 29R-4045

Easement PART 2
PLAN 29R-4521

Instrument No. 14310

PART 3

LOT 33

PART 1

Instrument No. 243337
(Subject to Easement)

(See Plan of Survey by
N.B. Campbell - O.L.S.
dated October, 1963
on File in this Office)

CONCESSION

PART 1
PLAN 29R-1849
Instrument No. 243337

PART 3
PLAN 29R-7126
Instrument No. 21704.....
by
(See plan of Survey Dated
N.B. Campbell - O.L.S.
February 23, 1972 on file in this office)

PART 1
PLAN 29R-4521



(See Plan of Survey by
David T. Humphries - O.L.S.
dated November 25, 1965 and
attached to Instrument 46457)

LOT

Instrument No. 174830
(Subject to Easement)

4

-LOT 70

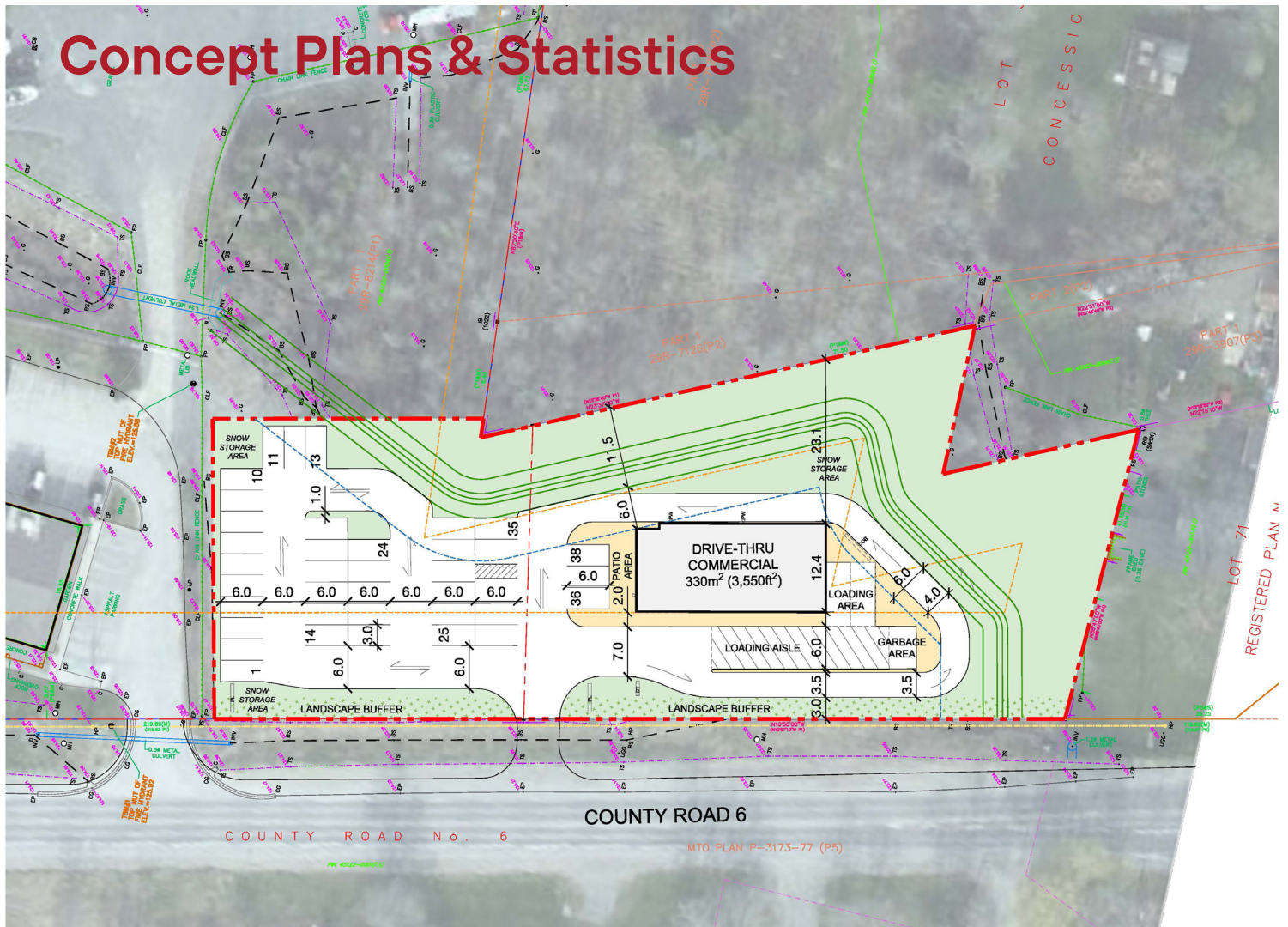
PLAN 239R-4319 PART 1

PLAN PART 1
29R-2740
(Per Q)

*Inter
Lot 70,
& Lot 3
the No
King's*

LOT 71
REG'D PLAN No. 91

Concept Plans & Statistics



Site Area	5,544 m ²	Parking Required (1 spaces/9m ²)	37 Spaces	Internal Side Yard (South)	12.0 m
Building Footprint	330 m ²	Parking Provided	38 Spaces	Rear Yard	12.0 m
Lot Frontage	120 m	Set Backs		Buffer From Top-of-Bank (Swale)	6.0 m
Lot Coverage	6.00%	Front Yard	15.0 m		
Landscape Area	2,673 m ² (48%)	Internal Side Yard (North)	6.0 m		

Notes:

- Two (2) loading spaces, minimum 9.0m x 3.5m per space. Garbage Area, -6.0m x 3.0m, as shown. Screening of loading and garbage area, to be considered.
- Parking spaces 3.0m x 6.0m, Accessible 3.5m x 6.0m .
- Drive-Aisles 6.0m (two-way), minimum 3.5m (one-way).
- Parking spaces, other than the driveway, are located no closer than 3.0m from the street line and not less than 3.0m to a lot line abutting lots in a residential zone.
- Potential locations for Pylon Signs (PL), Order Boxes (OB), Pick-up Windows (PW), and Drive-Thru (DT) Signage, shown for illustrative purposes.
- The base plan (lot lines, existing roads and surrounding areas) is based on provided survey data and aerial images. The site area and all dimensions to be confirmed

Please note that the concept development shown would be subject to approvals including diversion of small seasonal stream bisecting development area

Strategic Highway Access with High Traffic Volumes

Located immediately south of Highway 401, 1135 County Road 6 benefits from excellent regional connectivity and high daily traffic volumes. The site is positioned near key interchanges that see significant commuter and transport flow:

Highway 401 AADT ^{2021*}

Between Exit 611 and Exit 599	Between Exit 599 and Exit 593
Avg. Vehicles Per Day 40,700	Avg. Vehicles Per Day 41,200

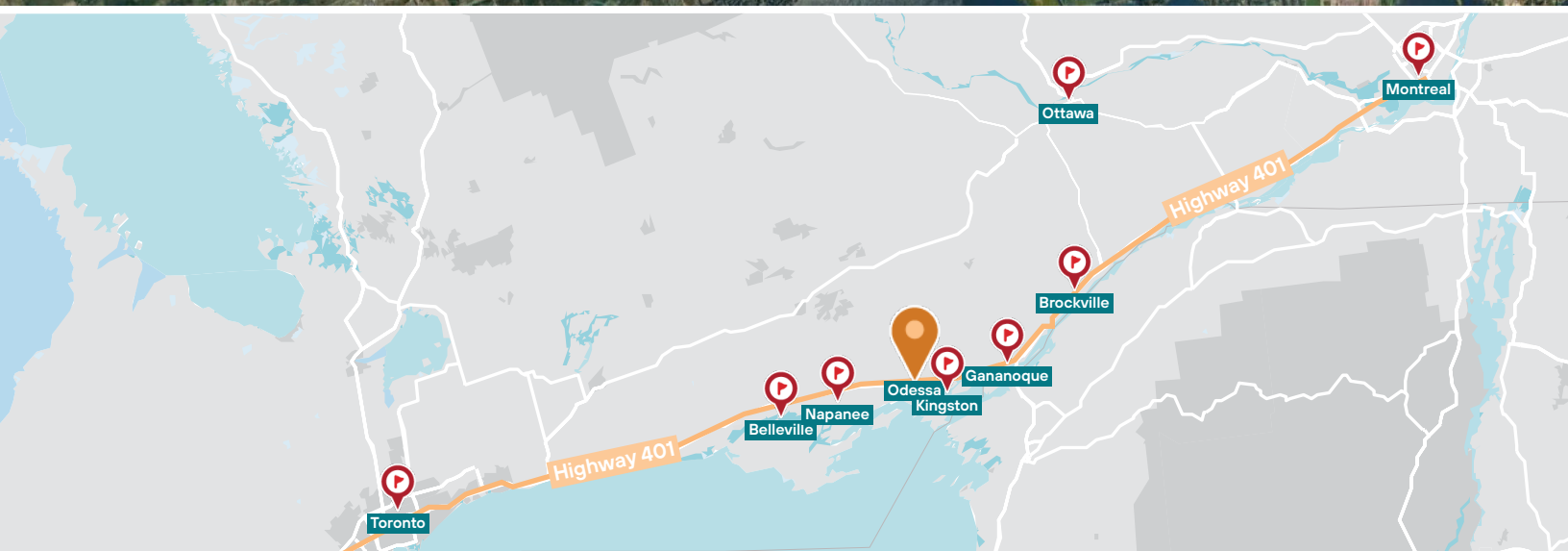
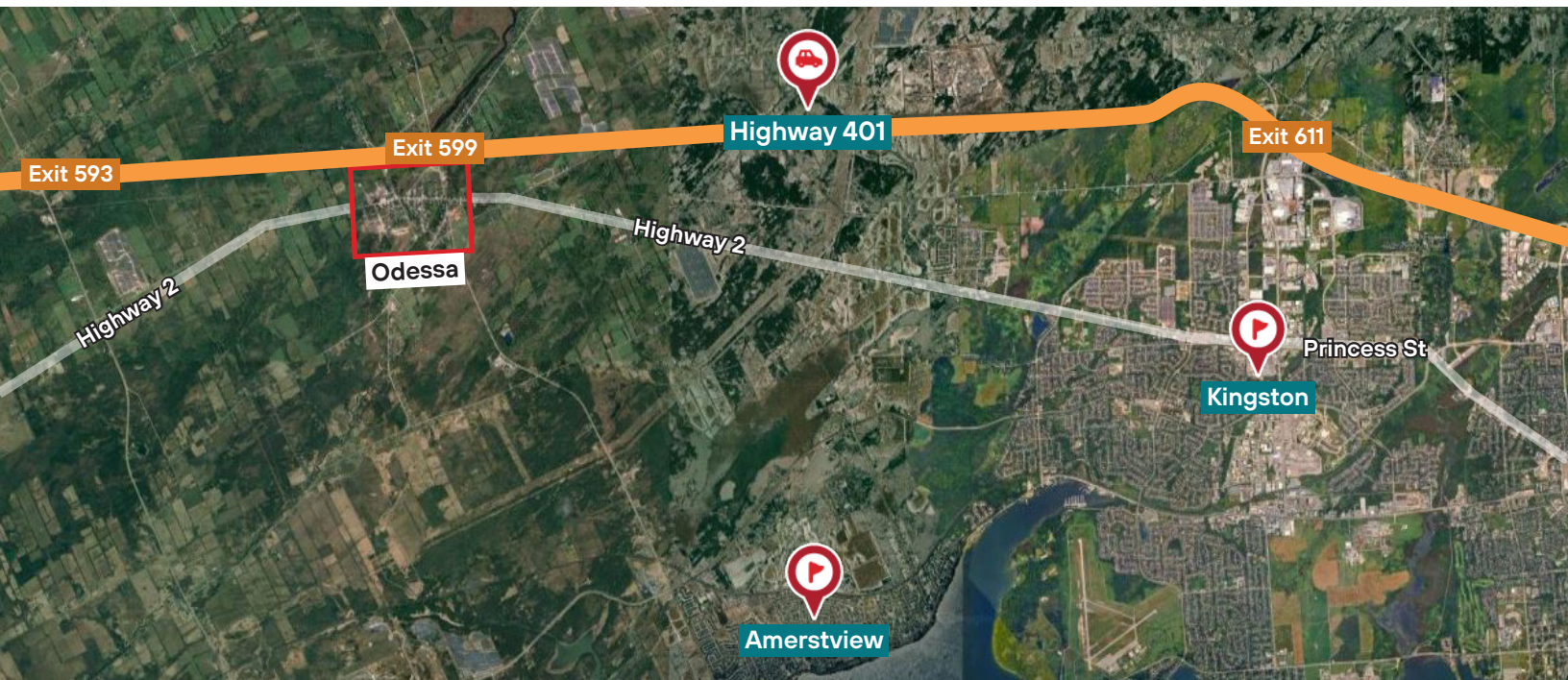
County Rd 6 (Wilton Road) @ Highway 2 AADT ^{2024**}

North	South
8,253	5,319

Source:

[*Highway 401 MTO Traffic Volume Data](#)

[**L&A County Traffic Volume Report Tool](#)



Location Overview



Amenities

- 1 Canada Post
- 2 Ernestown Intermediate and Secondary School
- 3 Esso / Waypoint Convenience / LCBO
- 4 Home Hardware
- 5 Jiffy Grill
- 6 Loyalist Township Municipal Office
- 7 Odessa Public School
- 8 RBC

Odessa Demographic Highlights



\$95,000

Median household income (2020)*



± 2,760

Projected new residents from approved housing developments**



62%

Working-age population (15–64)***

Source: Statistics Canada, 2021 Census (Loyalist Township)*, Loyalist Township Council Reports, 2024–2025**, Statistics Canada, 2021 Census (Loyalist Township)***



Nearby Developments

Under Construction

Golden Haven (Dusenbury Dr & Brennan Cres)

- 82-home subdivision (detached & semi-detached)
- Developer: Golden Falcon Homes
- Occupancy: 2025 (estimated)

Babcock Mills (Creighton Dr & Main St)

- 57 single-detached homes
- Developer: Brookland Fine Homes
- Final Occupancy: 2025 (estimated)

Pre-Construction

Forest Edge (Highway 6 & Shane St)

- ± 560-home subdivision (detached & townhomes)
- Developer: Barr Homes
- Status: Municipal site servicing underway

Approved

Fields of Loyalist (South of Main St, west Odessa)

- 687 units approved (194 singles, 390 semis, 103 medium-density units).

Emma Street Infill (22 Emma St)

- 8-lot low-density infill.

Proposed

William Street Condos (35 William St)

- 45-unit condo proposal (3 x 4-storey buildings)

Property Tours & Access Disclosure

Please note that site visits are permitted only during the due diligence phase of an accepted/conditional agreement of purchase and sale. Inspections/tours must be conducted during regular business hours. A minimum of 3 business days' notice is required for all property tours. All individuals attending site visits must provide valid identification in advance and at the time of the site visit.

Broker's Data Room

Upon execution of the Seller's Non-Disclosure Agreement, the Listing Broker will provide instruction to qualified prospective buyers for access to the Broker's Data Room. The Data Room contains a comprehensive inventory of confidential due diligence documents and reports, including but not limited to:

- Lease Agreement, Amendments, etc.
- Rent Roll
- 3-Year Income and Expense Summary
- Surveys
- Fire and alarm inspections
- Service contracts
- Tax bills
- Statement of Operating Costs (Auditor's Report)
- Collection of aerials and property photos
- Building and Site Plans
- Concept development/expansion plans
- Deeds and title documents
- Zoning and Official Plan documents

All documents and information contained within the Data Room is provided by the Seller and Broker without any representation or warranty as to its accuracy, completeness, or relevance, and is provided for information purposes only. Buyer's shall rely on its own independent enquiries, inspections and testing.

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Contact Information

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