



Newburgh Rd

The property boundaries shown above are approximate

# For Sale

## 0 Newburgh Rd, Napanee, ON

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**Rockwell Commercial  
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78 Brock St. Kingston, ON K7L 1R9

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## Site Details

|                            |   |   |
|----------------------------|---|---|
| <b>Address</b>             | 0 Newburgh Road Napanee, Ontario  |   |
| <b>Legal Description</b>   | PT PARK LT 6 E/S SHEFFIELD RD NAPANEE;<br>PT PARK LT 7 E/S CAMDEN RD NAPANEE PT<br>1 TO 10, 12 TO 14 29R7089 EXCEPT PT 1 TO<br>4 29R8293 T/W LA252924, S/T LA274293;<br>GREATER NAPANEE | PT PARK LT 6 E/S SHEFFIELD RD NAPANEE;<br>PT PARK LT 7 E/S CAMDEN RD NAPANEE AS<br>IN LA252736, 29R8293; S/T LA252924, T/W<br>LA274293; GREATER NAPANEE |
| <b>Roll Number</b>         | 112105002010800   | 112105002010705   |
| <b>PIN</b>                 | 450860178   | 450860175   |
| <b>Property Tax (2024)</b> | \$764.29 + \$736.49 = <b>\$1,500.78</b>   |   |
| <b>Lot Size (sf)</b>       | ± 15,090 + ± 7,534.73 = <b>± 22,624.73 sf</b>   |   |
| <b>Frontage (ft)</b>       | ± 118 + ± 72.2 = <b>± 190.20 ft</b>   |   |
| <b>Vendor/Seller</b>       | 873120 Ontario Inc.   |   |

**Asking Price \$265,000.00**

Offering consists of 2 PINs being sold as one parcel. Buyer must purchase both parcels as one transaction.

## Highlights

- Situated in Greater Napanee's growth corridor with exceptional connectivity to Highway 401, Kingston (30 minutes), and the broader Eastern Ontario economic region.
- Located in a community experiencing population growth with specific demand for medium and high-density housing options in a market with limited supply.
- R5-5 Zoning permits a broad range of residential uses including fourplex, triplex, rowhouse, and street front dwelling configurations, maximizing development flexibility and investment returns.





## Strategic Location Highlights

The property benefits from exceptional connectivity and accessibility within Greater Napanee and broader regions:

- Located within an established residential area with convenient access to neighbourhood amenities and services.
- Convenient access to municipal trail networks, parkland, and recreational infrastructure
- In close proximity to Greater Napanee's commercial district with full-service amenities
- Adjacent to expanding residential subdivisions, positioning the site within an established growth area with proven market demand.
- Situated within a municipality experiencing sustainable population expansion.
- Established Development Patterns: Near an expanding residential subdivision,

## Connectivity

Greater Napanee sits at the center of Eastern Ontario's economic corridor with notable proximity to major urban centers:

| Kingston |             | Ottawa   |             | Toronto  |             | Montreal |             |
|----------|-------------|----------|-------------|----------|-------------|----------|-------------|
| Distance | Travel Time | Distance | Travel Time | Distance | Travel Time | Distance | Travel Time |
| 43.4 km  | 31mins      | 231 km   | 2hr 23min   | 223 km   | 3hr 9min    | 322km    | 3hr 37min   |



## Discover Greater Napanee

Greater Napanee sits at the center of Eastern Ontario's economic corridor, ideally positioned between Toronto, Ottawa, and Montreal with excellent highway connectivity.

As a vibrant town of 16,600 residents serving as the hub for Lennox & Addington County's 45,000 population, Greater Napanee has established itself as a regional center for retail, services, and healthcare. The community continues to attract new residents seeking to escape larger urban centers while maintaining access to essential amenities and services.

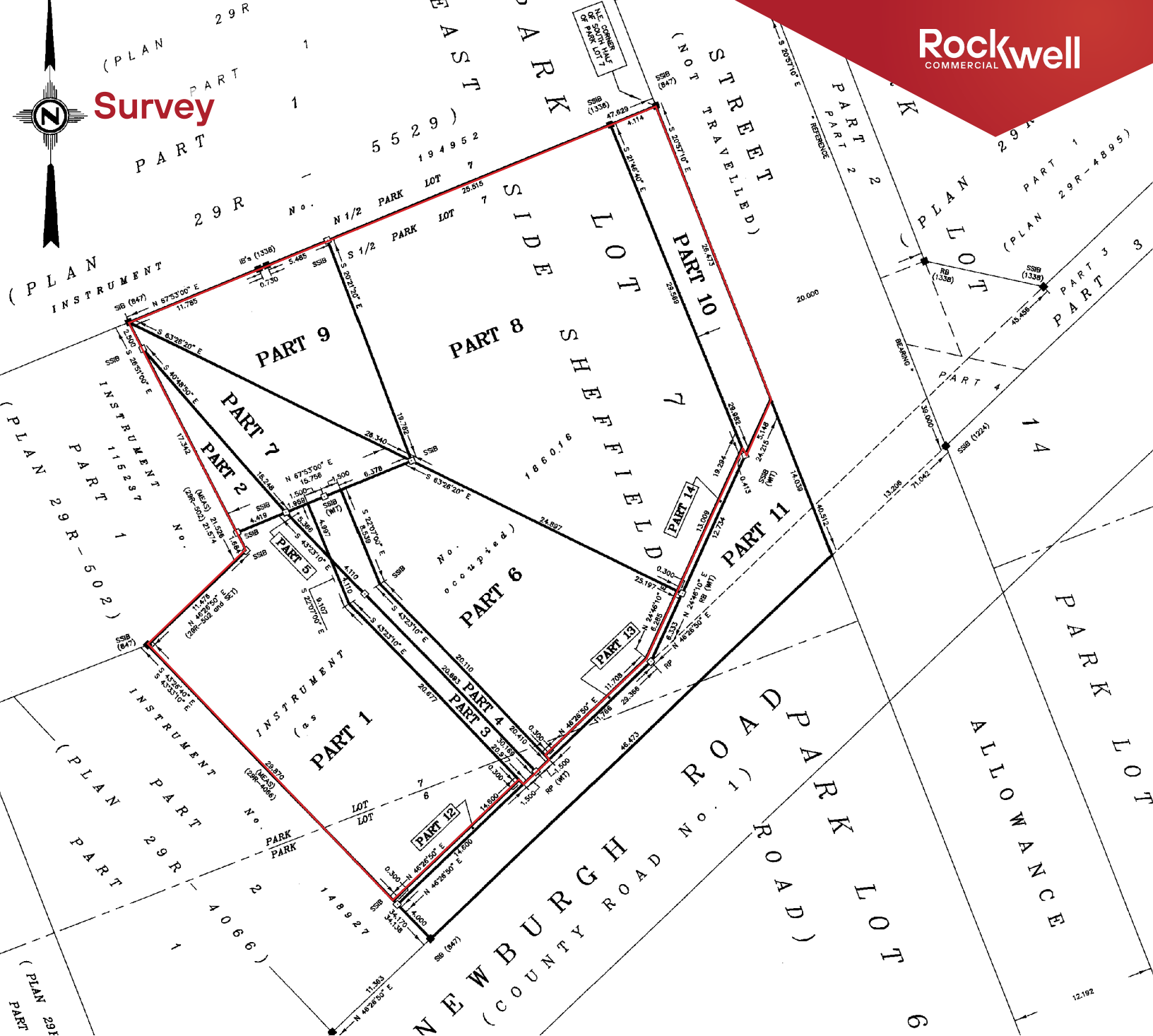
Residents enjoy an enviable lifestyle combining small-town charm with modern conveniences. The area features waterfront recreation along Lake Ontario, extensive trail systems, public parks, and cultural amenities including an active arts scene. The community's well-educated population (88% with high school education and 57% with post-secondary credentials) contributes to a stable, family-friendly environment with household incomes exceeding most municipalities in Eastern Ontario.

Greater Napanee's commitment to economic growth makes it ideal for property investment. The town offers comprehensive economic development support through partnerships with Lennox & Addington County and the Prince Edward/Lennox & Addington Community Futures Development Corporation, providing resources for business establishment and expansion.

## Market Fundamentals

Greater Napanee demonstrates compelling market fundamentals supporting residential development investment:

- Projected population growth to 21,500 residents by 2051
- Documented deficit in medium and high-density residential product
- Demographic shift creating demand for diverse housing configurations
- Strong rental fundamentals supported by aging demographic profile
- Strategic timing for entry into a market with positive absorption metrics



## 🎯 Zoning

**R5 Zoning allowing a broad range of uses including but not limited to:**

### Residential Uses

- Boarding or lodging house;
- Converted dwelling house;
- Fourplex dwelling house;
- Group Home;
- Home Occupation in a Streetfront or a Row dwelling house;
- Row dwelling house;
- Streetfront dwelling house;
- Stacked dwelling house;
- Triplex dwelling house;

- Apartment dwelling house existing at the date of adoption of this by-law;
- Special Care Facilities, excluding Corrections Residence, Detoxification Centre and Warming/Cooling Centres;
- Transitional Housing Unit.

### Non-Residential Uses

- Park;
- Public use in accordance with the General Provisions of this By-Law



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