

For Sale

150 Main St & 54 Factory St, Odessa, On

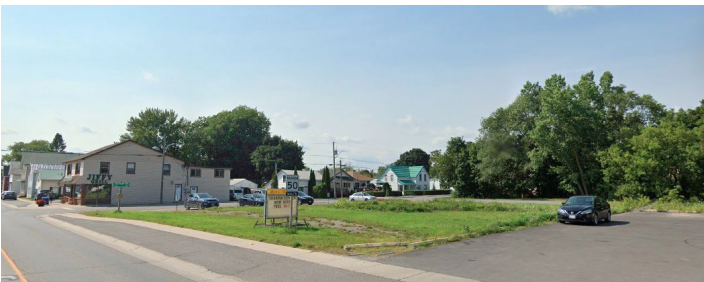
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**Rockwell Commercial
Real Estate, Brokerage**
78 Brock St. Kingston, ON K7L 1R9
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Site Details

Municipal Address	150 Main Street + 54 Factory Street Odessa, ON
Seller	Amy Campbell and Grant Joseph Campbell
Pin	Property consists of three separately deeded lots with the PIN numbers being: 45123-0141, 45123-0144 and 45123-0145. Properties must be sold together.
Legal Description	PART LOTS 84, 103 & 104, PLAN 91, LOYAL-IST TOWNSHIP, COUNTY OF LENNOX AND ADDINGTON, PARTS 1, 4 & 5 29R967 AND AS IN LA218534.
Survey	Consolidated Plan of Survey completed April 28, 2021



Zoning	150 Main St	C5 – Village commercial zone allowing for a wide variety of commercial uses including: bakery, bank, office, medical clinic, convenience store, retail, eating establishment and beer/ liquor outlets to name a few.
	54 Factory St	R1 – Residential Type 1 Zone allowing for group home, single family dwelling, home occupation and accessory uses
Phase 1 Esa	Recent Phase 1 ESA completed	
Total Lot Area	± 1.136 acres (0.460 HA) (irregular shape)	
Property Taxes (2025 Final)	\$1,642.88 (combined)	
Water/Gas/ Sewer	Municipal, services available to be installed by Purchaser at its own cost	

Asking Price
\$645,000.00

Development Overview

Prime corner development land located in Loyalist Township in the heart of the village of Odessa. Situated on the northeast corner of Main Street and Factory Street. The property represents a unique opportunity to develop both commercial and residential uses.

Loyalist Township Demographics

Distance By Vehicles

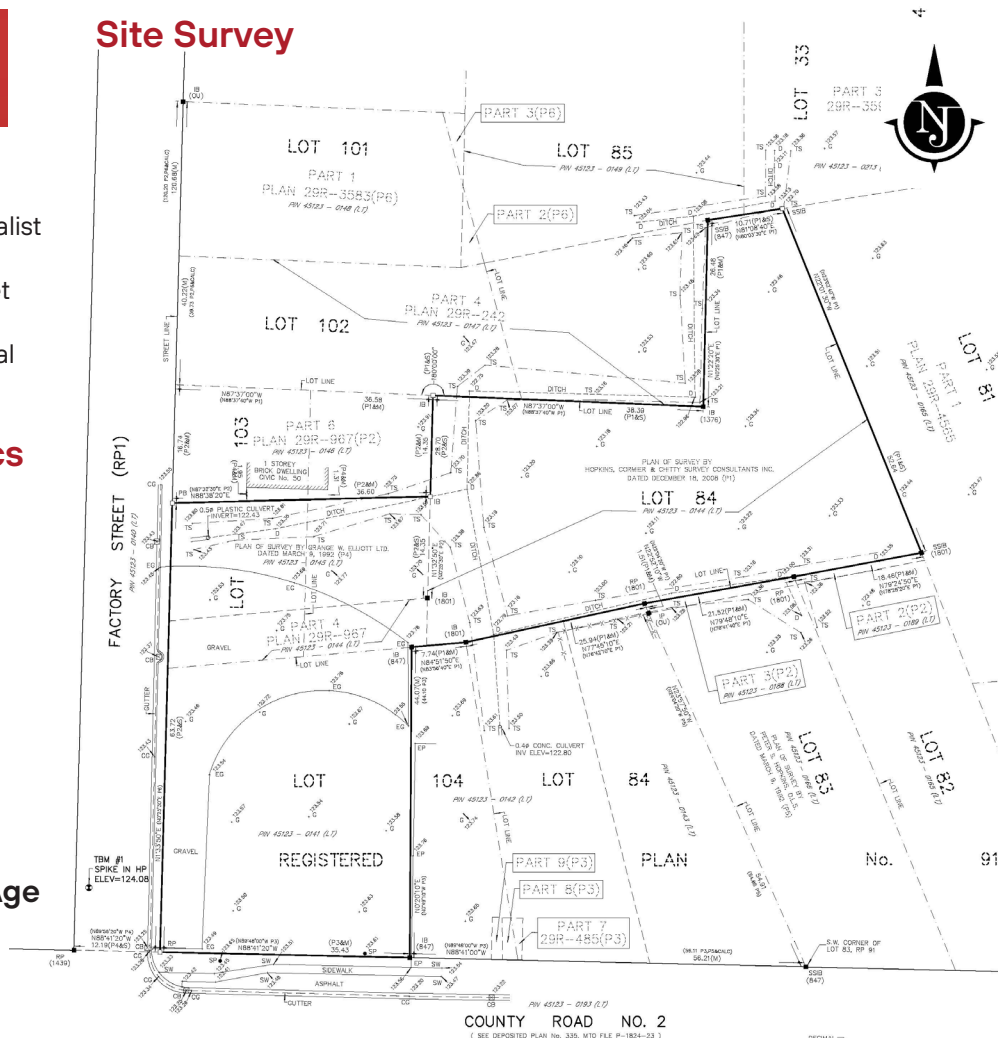


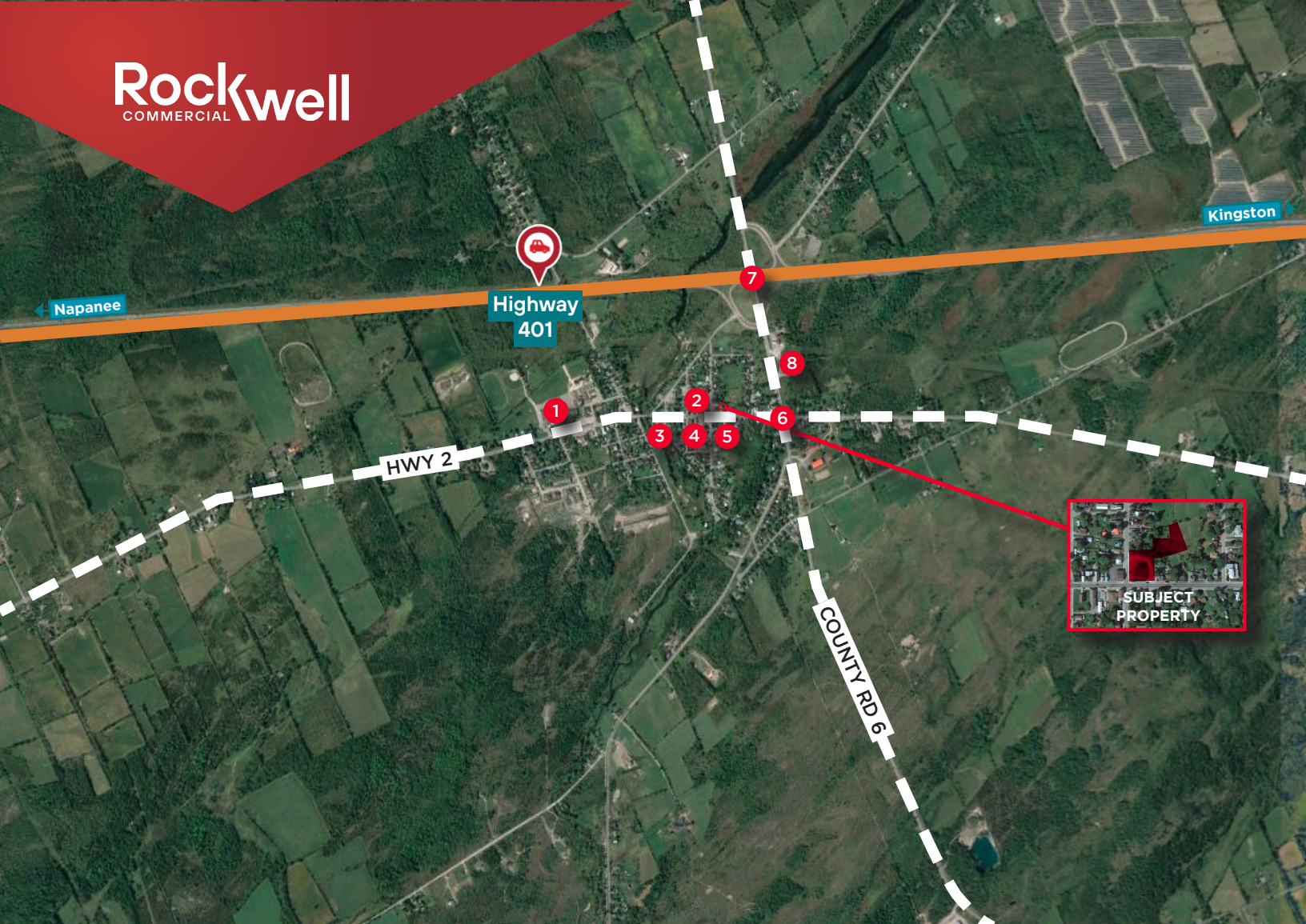
Hwy 401 Exit 599	1 kms
Kingston	20.8 kms
Ottawa	211 kms
Montreal	302 kms
Toronto	254 mins

Population
17,390

Average Age
43

Site Survey





± 1.136 Acres of Development Land Opportunity

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Contact Information

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Location Overview

- | | |
|---|------------------------------|
| 1 | Ernestown Secondary School |
| 2 | Jiffy Grill |
| 3 | Canada Post |
| 4 | Home Hardware |
| 5 | RBC |
| 6 | Signalized Intersection |
| 7 | Highway 401 Intersection 599 |
| 8 | OPP Station |

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