

Carmen Bedard

RE/MAX Sudbury Inc., Brokerage

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Property title	Premium Development Opportunity
Property type	Commercial
Agent	Carmen Bedard
Property status	For Sale
Is Feature	Yes
Price	\$ 3,900,000

Property information:**Other information**

Address	1212 Kingsway Boulevard, ON, P3B 2E8
Description	<p>Excellent location for potential commercial or residential with great visibility of this elevated property.</p> <p>Excellent location for commercial or residential development with great visibility of this elevated property. Almost 20 acres, Seller will sell the entire parcel or a customized portion, severance at the Buyer's expense, for (\$350k at front, \$250k at rear), per acre. Purchase before road construction begins to ensure your optimal size-location choices. Approx. 747 feet of frontage "overlooking" the Kingsway, a high traffic area above local restaurants, car lots, commercial buildings. Adjacent to new shopping development and Microtel Inn & Suites, backing onto Junction Creek Conservation land and Adanac Ski Hill. Spectacular views and visibility, see all the way up the Kingsway to downtown Sudbury. Property has been landscaped in almost all areas, gently rolling with tiers of levelled plateaus, wide gravel roads throughout, panoramic vistas from all areas, really a beautiful location for future developments. 2 entrances to access the property, on the west side, a gravel road at the Kingsway, on the east side, Silver Hills Drive, privately maintained, servicing Microtel Inn and a new commercial development, and terminating at our lot line. Process has begun to develop a municipal road through the property and bring services through for new developments, construction anticipated to begin this fall. Property is currently used as multi-family, vehicle sales, but primary value is in the land for future development. Current residences and mixed use buildings include: Main residence built in 1963, a separate residence currently rented; a mobile home with garage currently rented; a duplex; additional mobile home used for office and storage; older garage with 3 bays; large quonset building used for storage. Property is serviced with hydro, municipal sewer and water, telephone. Natural gas has been brought up the hill, installed in adjacent property. Signage at the highway is owned. Financing or payment options are available to highly qualified buyer.</p>

Convenience:

Property Photos: