

184 Mill Street

4.17 acres of land available for sale in Vankleek Hill, Ontario.

For Sale: Infill Residential Townhouse Site



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Residential
Development
Opportunity!

Lennard:

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184 Mill Street, Vankleek Hill

4.17 Acres of land for sale in Vankleek Hill, proposed for a 96 residential unit development site.



Area

4.17 Acres



Zoning

R3-h, R3



Price

\$1,920,000



Development

Proposed 96 Unit
Residential Development



Listing Agents

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Partner

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Matt Shackell**

Vice President

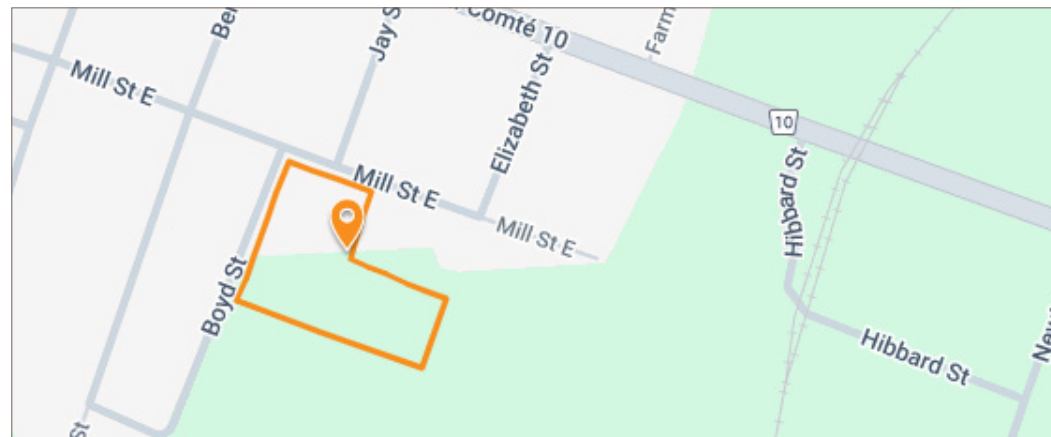
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Property Highlights

- Residential infill redevelopment opportunity for townhouse project
- Established single-family residential area, close proximity to Vankleek Community Centre and Mill Street Park.
- Up to 96 units proposed for the site with the Township of Champlain backing.



Site Plan



184 Mill Street, Vankleek Hill



VANKLEEK HILL

Local Shops and Attractions

Art galleries, farmers market, museum, Beau's Brewery, Vankleek Hill Vineyard

The Broken Kettle Bakery, Nicko's Resto-Bar, Foodland, Home Hardware

Distances

FROM MONTREAL:

One hour from Montreal,
45 minutes from West Island.

FROM OTTAWA:

One hour from Ottawa

Vankleek Hill is more popular than ever before. It is a great location for young families and for retirees looking to move — with a blend of arts, recreation, courses, and alluring shops.

It's a small town with a big spirit. With a population of 2,000 residents and 900+ homes, you won't believe the amount of successful fundraising events which happen here.

There are dozens of community organizations which make life here so vibrant, plus there are all kinds of outdoor activities, five churches, three schools, a busy library, day care facilities and more than 100 heritage buildings in the village core.

HAWKESBURY

Local Shops and Attractions

Confederation Park, Cultural Centre, Hawkesbury Golf Club, L'Original Beach

Canadian Tire, Walmart Superstore, FreshCo, multiple popular restaurants, boutique shops

Distances

FROM MONTREAL:

One hour and 17 minutes from Montreal,

FROM OTTAWA:

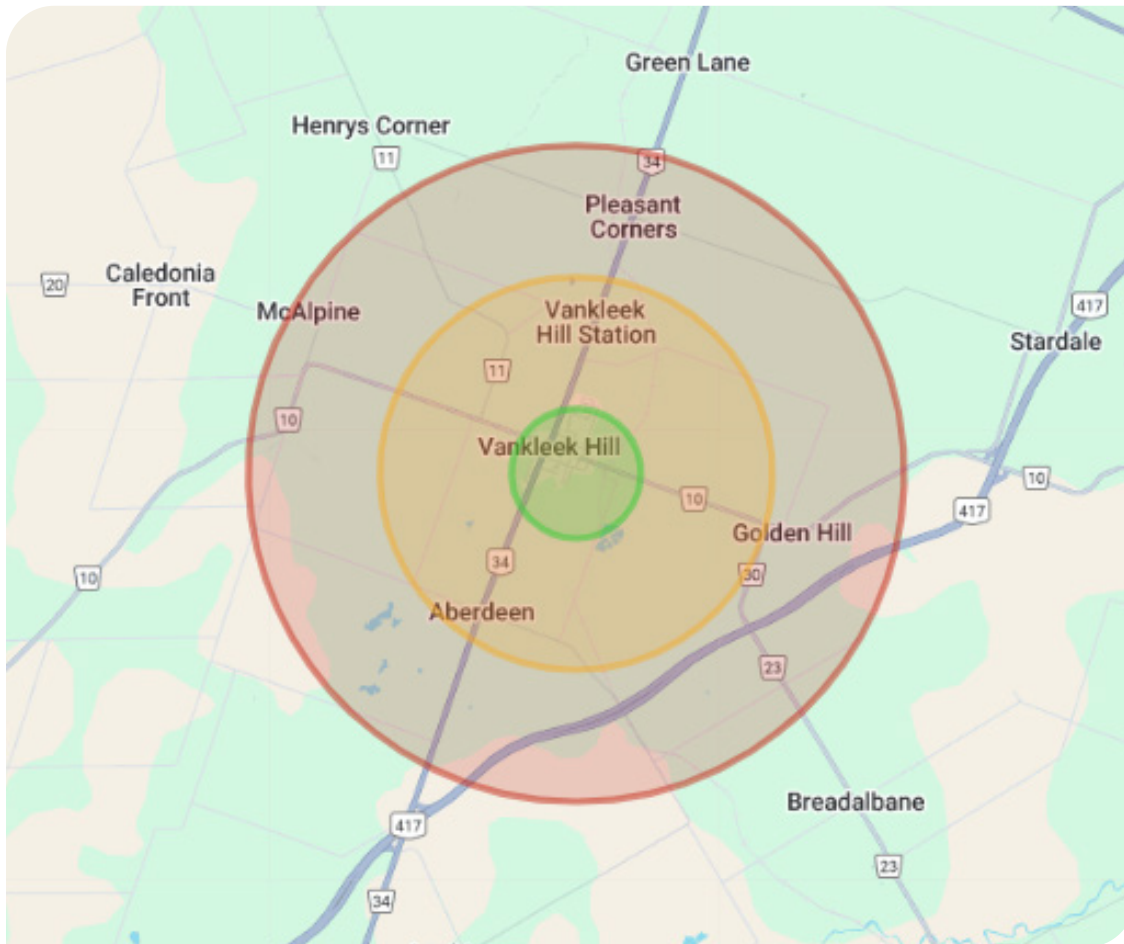
One hour and 12 minutes from Ottawa

Given its strategic location and bilingual status, Hawkesbury will be known as the core area for industrial, commercial, cultural, tourism and recreation activities, whose emerging synergy will characterize Hawkesbury as a place to discover in Eastern Ontario.

Hawkesbury is the third most bilingual town in Ontario, with about 70% of its inhabitants being fluent in English and French. Franco-Ontarians make up 89% of the population.

184 Mill Street, Vankleek Hill

Neighbourhood and Demographics



Total Population

1 KM: 1,304
3 KM: 1,930
5 KM: 2,870



Average Household Income

1 KM: \$ 75,412
3 KM: \$ 81,261
5 KM: \$ 86,351



Average Age

1 KM: 48.8
3 KM: 48.8
5 KM: 48.2

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