



## Land for Sale

# 323 County Road 16

15 acres of land available in Jasper, Ontario

**Lennard:** Imagine the *Possibilities.*

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# 323 County Road 16

15 acres of land located at County Road 16 and Jasper Street.



Available Space

15 acres



Zoning

Rural Residential



Price

\$599,000.00

Taxes

\$7,000.00 (Approx.)



Availability

Immediate



Listing Agent

**Ian Shackell\***

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## Property Highlights

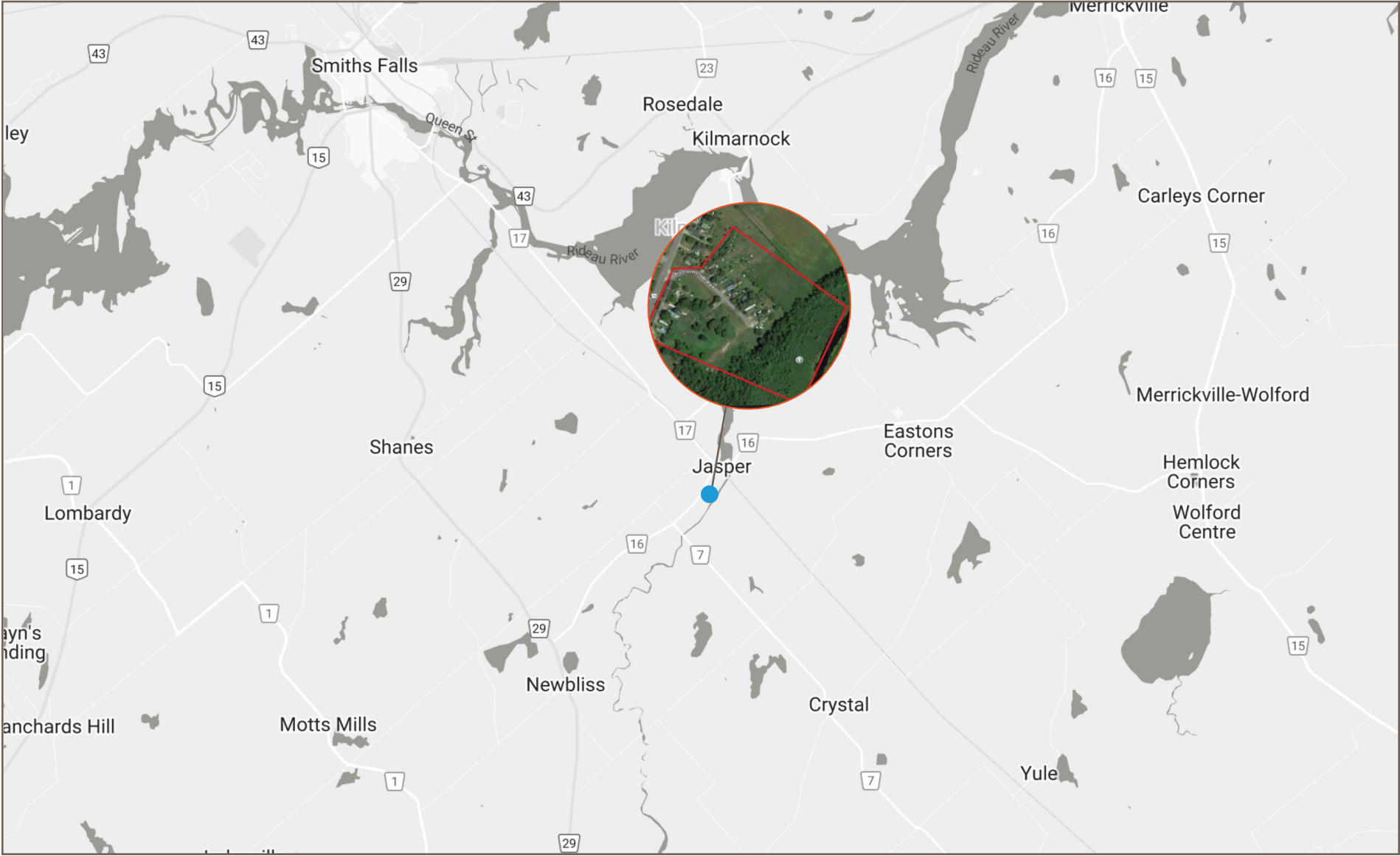
- Currently an all year round mobile home park
- Total rents range approximatly around \$4,600/month
- Pumphouse hydro: \$160/month/approx. Septic hydro: \$75/month/ approx. Insurance: \$1,900/month/ approx. Water testing: \$30/per home
- 17 homes total, pump house on the property with 2 tanks with a sink, pump for the well and baseboard heaters
- 5 septic tanks on the property
- 1 well located in the pump house and a second deep well outside the pump house
- 10-minute drive to Smith Falls
- 30-minute drive to HWY 7
- 1-hour drive to the core of Ottawa

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Location Map



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