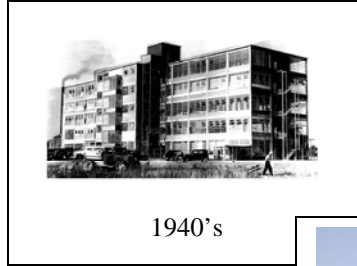


# RESIDENTIAL DEVELOPMENT OPPORTUNITY

## BATAWA, ONTARIO



**Constructed:** 1939, 1<sup>st</sup> floor addition 1950's

**Lot Area:** 4.41 hectares (10.9 acres)

Adjacent land available for commercial / residential development

**Square Footage:** 130,000 sq. ft. over 5 floors

1<sup>st</sup> floor 60,000 sq. ft., 2<sup>nd</sup> – 5<sup>th</sup> floors: 17,500 sq. ft. each

**Ceiling Height:** 1st floor approx. 15 feet, 2<sup>nd</sup> – 5<sup>th</sup> floors approx. 13 feet

**Zoning:** R4-6 Special Residential permits the conversion of the factory into a residential apartment dwelling or condominium units and related accessory commercial and institutional uses. Approved for 75 residential units along with accessory uses that may include an eating establishment, convenience store, bank, service shop, place of amusement, banquet and meeting hall, church or religious institution, public park, recreation use, community centre, meeting hall, day nursery, public facility, retirement home, nursing home, fitness club and medical clinic.

**Official Plan:** Special Policy Area to permit the above uses.

**Utilities:** Municipal water and sewer, Union Gas, Hydro One

**Features:** 3 loading docks, 1 grade level door,

**Location:** 5 km north of the 401 in the municipality of Quinte West. 90 minutes east of Toronto. 2.5 hours west of Montreal. Set within the village of Batawa with over 100 households and a planned 500 residential units. Surrounded by a picturesque landscape of rolling hills, the Trent River and Trent Severn Canal, Batawa Ski Hill, kilometers of trails and natural areas.

**VISIT OUR WEBSITE AT [WWW.BATAWA.CA](http://WWW.BATAWA.CA)**

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