



Land for Sale

# 10 Staye Court Drive

49,450 SF of Commercial Zoned Land Available For Sale in Arnprior, Ontario

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

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# 10 Staye Court Drive

49,450 SF of land located at Staye Court Drive and White Lake Road.



Land Size

49,450 SF



Availability

Immediate



Price

\$995,000.00

Taxes

\$5,122.25 2022 (approx.)



Listing Agent

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## Property Highlights

- Commercial zoned
- 1.14 acres (approx.)
- 40-minute drive to the core of Ottawa
- 25-minutes to Kanata
- 1-minute drive to HWY 417

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# 10 Staye Court Drive

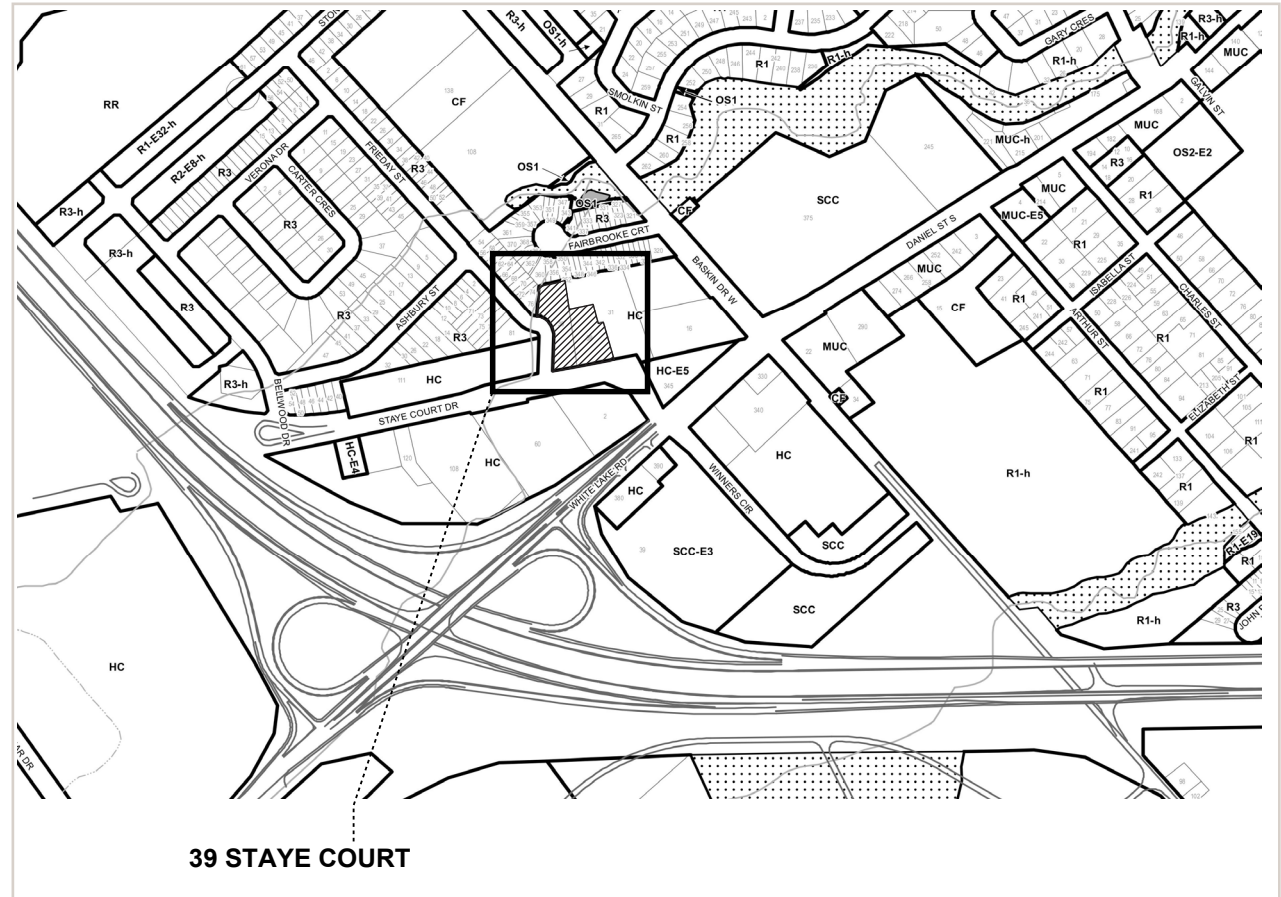
## Zoning



MU-CE

## Permitted Uses

- Animal Clinic
- Art Gallery
- Banquet Hall
- Brewery
- Business Office
- Business Service Use
- Car Wash
- Child Care Centre
- Commercial Fitness Centre
- Commercial Recreation Use, Private
- Commercial Self Storage Use
- Community Centre
- Contractors Yard or Shop
- Financial Institution



# 10 Staye Court Drive

Rendering - Option 1



**OPTION 1**

BUILDING AREA = 884 m<sup>2</sup> (9,515 ft<sup>2</sup>)  
LOT COVERAGE = 14.89%  
PARKING SPACES = 51 SPACES

Temporary snow accumulation area

Loading area / truck access

Accessible parking

FRIEDAY ST.

STAYE COURT

Metal Roof & Wood Structure Canopy

Metal Roof & Wood Structure Overhang

Stone base

Solar panels

Light Harvesting

# 10 Staye Court Drive

Rendering - Option 2



**OPTION 2**

BUILDING AREA = 884 m<sup>2</sup> (9,515 ft<sup>2</sup>)  
LOT COVERAGE = 14.89%  
PARKING SPACES = 51 SPACES

Temporary snow accumulation area

Loading area / truck access

Accessible parking

FRIEDAY ST.

STAYE COURT

Solar panels on metal roof

Metal Roof & Wood Structure overhang

Metal Roof & Wood Structure Overhang

Stone base



# 10 Staye Court Drive

Rendering - Option 3



**OPTION 3**

BUILDING AREA = 963 m<sup>2</sup> (10,366 ft<sup>2</sup>)  
LOT COVERAGE = 16.26%  
PARKING SPACES = 63 SPACES

Temporary snow accumulation area

Accessible parking

FRIEDAY ST.

STAYE COURT

Loading area / truck access

Solar panels on metal roof

Metal Roof & Wood Structure Overhang

Stone base

Roof & Wood Structure Canopy

Solar panels on metal roof

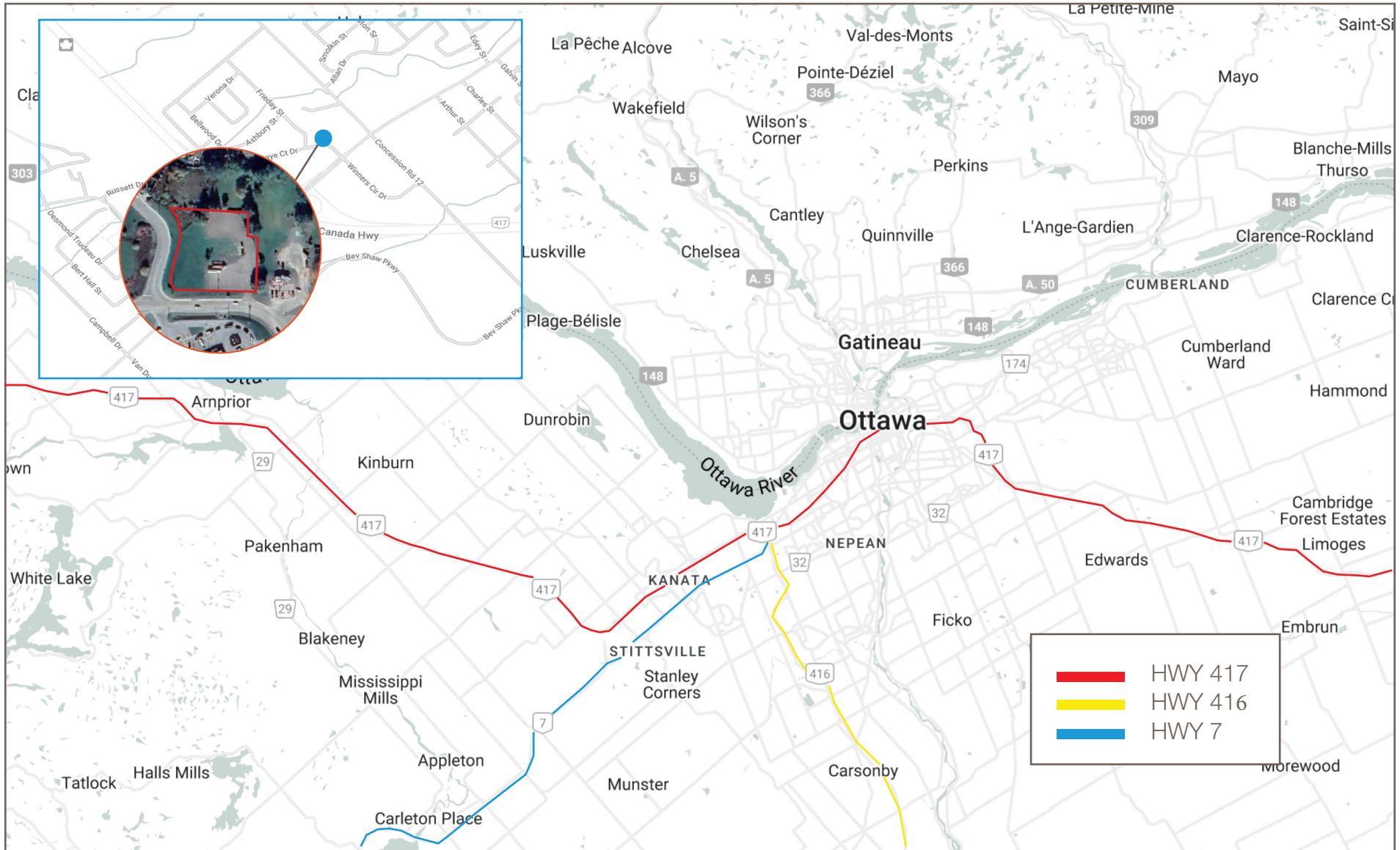
Light harvesting

Solar panels on metal roof



# 10 Staye Court Drive

Location Map



**Lennard:**

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