

Land For Sale

607 Jean Avenue

Pembroke, ON



Property Highlights

- 189.14 acres of land
- Future residential subdivision
- Town planning department flexible on zoning
- Combination of single family, multi-family, and stacked townhouses
- Sand pit in operation but life span at end of use, lands to be used for future residential development

Lennard:

*Sales Representative
Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage 2023.

For more information

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607 Jean Avenue

189.14 acres available for sale in Pembroke Ontario.



Available Area
189.14 acres



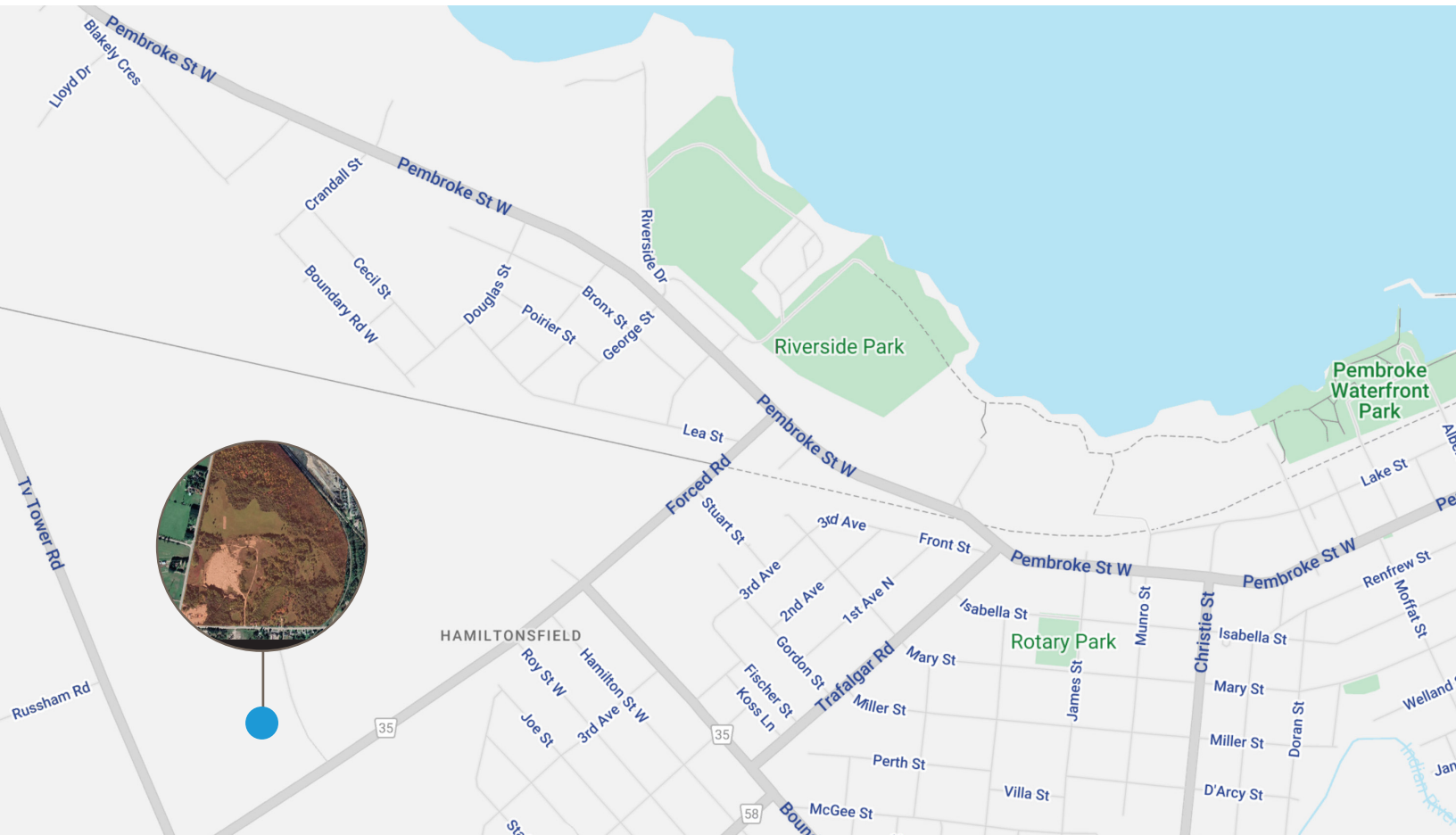
Asking Price
\$3,600,000.00
\$19,033.00 per acre



Zoning
SUR (Suburban Reserve)

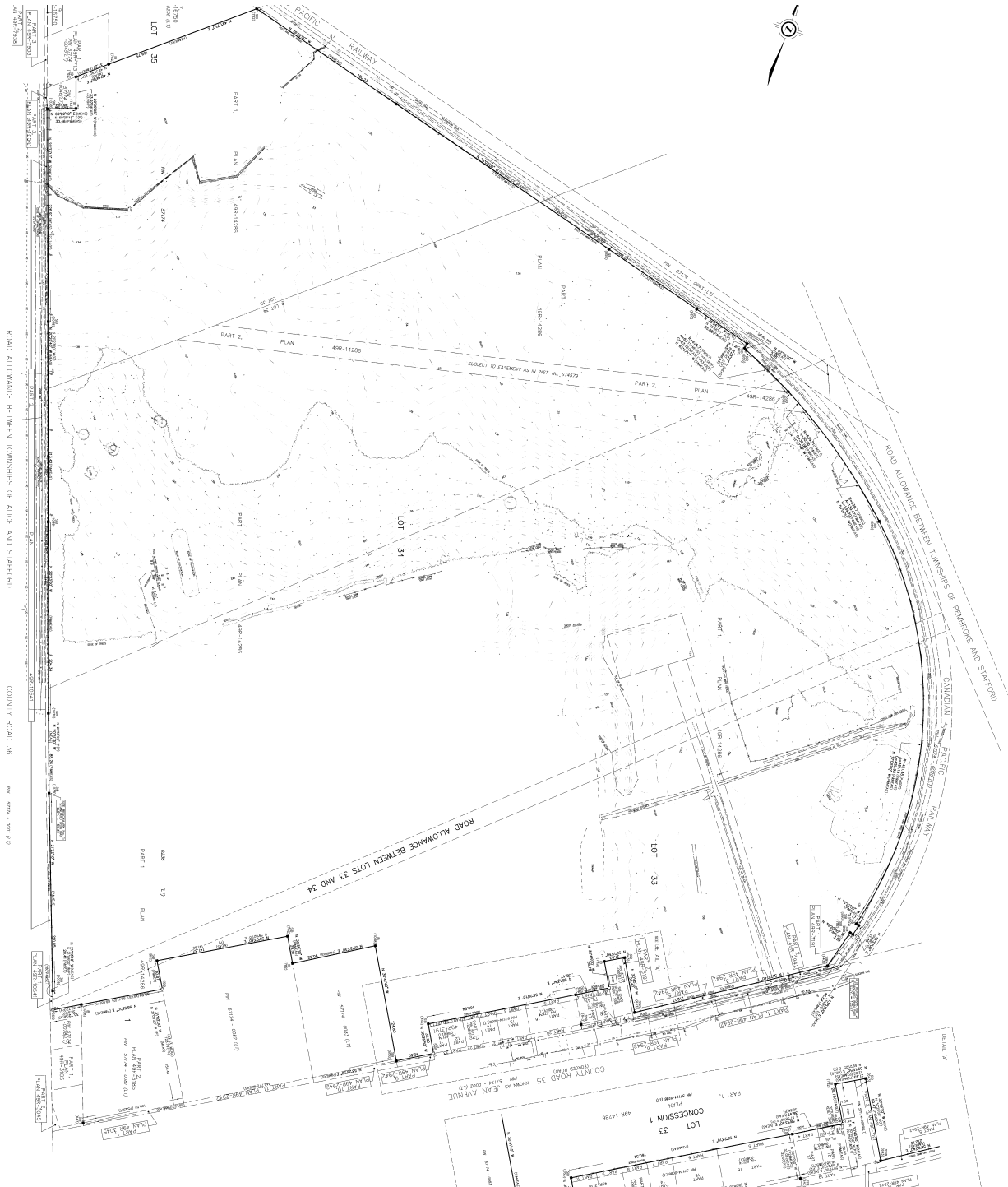


Availability
TBD



607 Jean Avenue

Survey

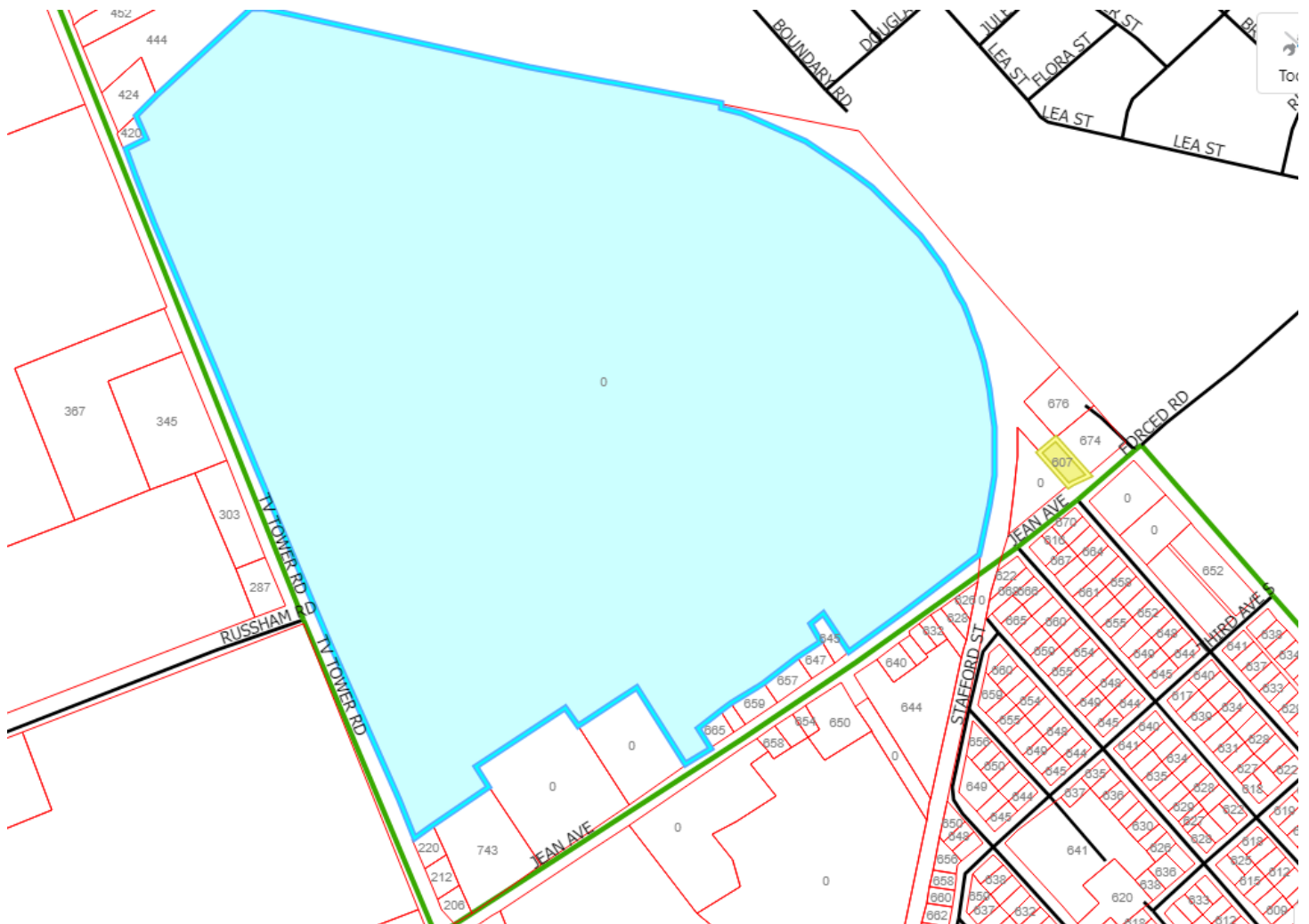


607 Jean Avenue

Site Plan - Location Map

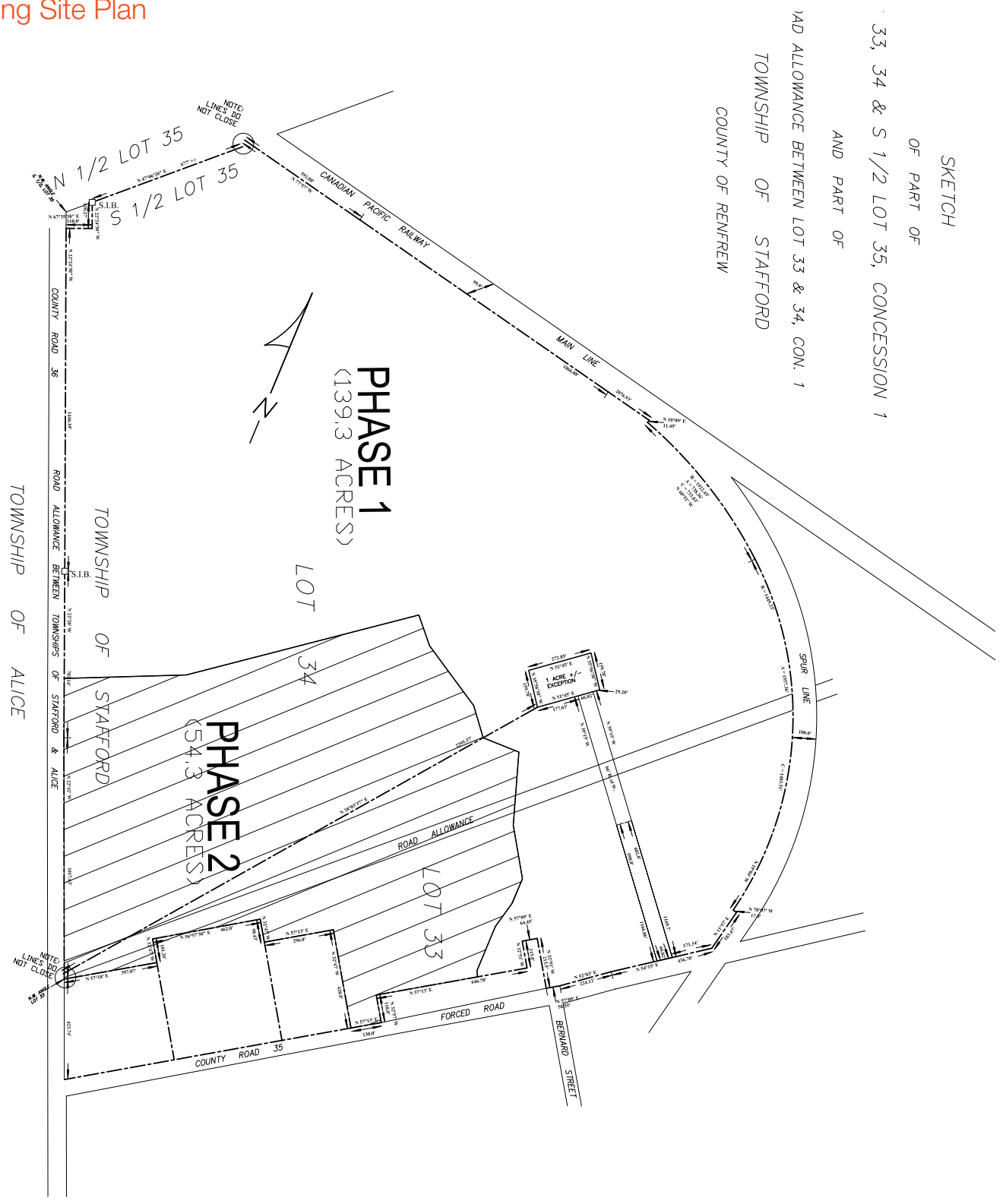


Property location for inquiry showing 607 Jean Avenue in yellow and larger vacant parcel shown in blue with licensed gravel pit and other undeveloped lands on Jean Avenue and TV Tower Road



607 Jean Avenue

Existing Site Plan



607 Jean Avenue

Proposed Site Plan



ATION SUMMARY		
NUMBER	INFORMATION/TYPE	
442 LOTS	TYPICAL LOT SIZE: 60' x 115' (18,750 sq ft)	
58 UNITS x 3 APARTMENT BUILDINGS = 174 UNITS	MIXTURE OF 1 BEDROOM 1 BEDROOM PLUS DEN, 2 BEDROOM UNITS	
16 x 7 BLOCKS BUILDINGS = 112 UNITS	BOTTOM LEVEL - 1 BEDROOM 1 STOREY UNITS UPPER LEVELS - 2 BEDROOM 2 STOREY UNITS	
10 BLOCKS = 110 UNITS	MIXTURE OF 2 BEDROOM, 3 BEDROOM & 4 BEDROOM UNITS THESE UNITS HAVE OWN GARAGES	
7 UNITS TOTAL G.P.A. 16,738.65 SQ.FT. (1,368.78 SQ.M.)	TYPICAL SUITE SIZE: 25' x 80' MIX OF RETAIL WITH 2 POSSIBLE RESTAURANT UNITS	

LANDING STAIRWAYS, ESCAPE ROUTES, AND RESPONSIBILITY FOR IS IN THEIR RESPECTS.
 MEANS AND METHODS AND PLANNING DEPARTMENT AND USE

