

\$1,495,000 - 208 Drive-in Road, Laurentian Valley

MLS® #X12237117

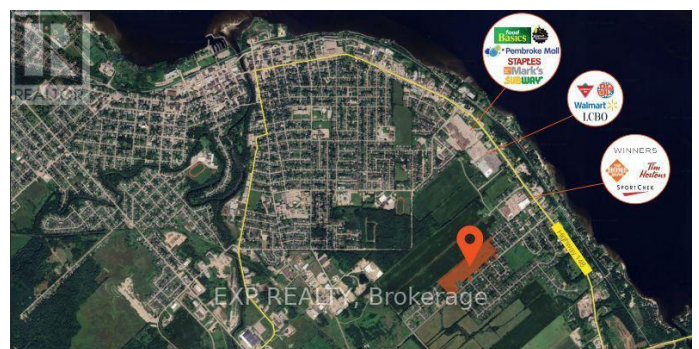
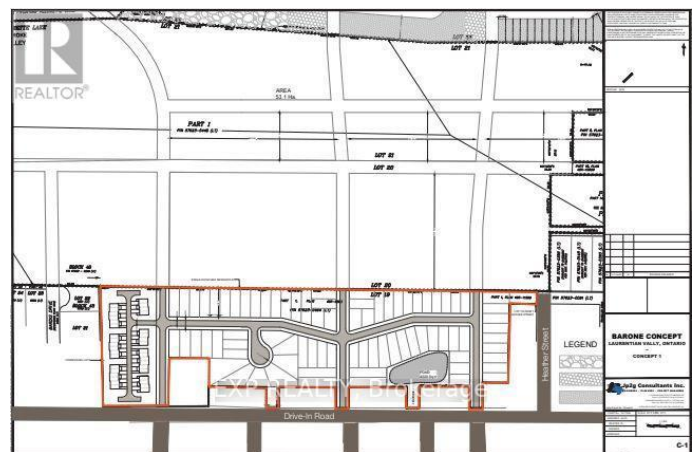
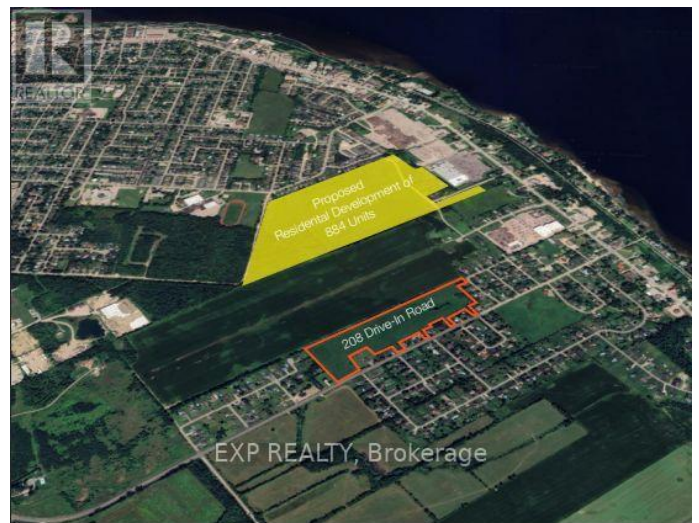
\$1,495,000

0 Bedroom, 0.00 Bathroom, 26 sqft

Vacant Land on 25.55 Acres

531 - Laurentian Valley, Laurentian Valley, Ontario

Wow...PRIME DEVELOPMENT OPPORTUNITY 25.7 ACRES IN RAPIDLY GROWING PEMBROKE! An exceptional 25.7-acre parcel of flat, table-top land is ideally positioned at 208 Drive-In Road, directly beside the proposed 884-unit residential subdivision featuring detached homes, townhomes, and high-density developments. * Zoned RES-A and supported by flexible planning policies from the Town of Pembroke, this site is designated for future residential use, offering tremendous potential for builders and developers * LOCATION HIGHLIGHTS: Ideally located just minutes from Petawawa and the Canadian Forces Base, and surrounded by newer homes, the site is within walking distance to Walmart, Winners, Home Depot, LCBO, Tim Hortons, SportChek, Subway, Staples, Marks, Pembroke Mall, Food Basics, and more * Close proximity to Algonquin College, Catholic, Public, and French schools all within a 45 minute drive * Residents will enjoy access to Riverside Park & Beach, Pembroke's Waterfront Boardwalk, and over 24 public parks spanning 140+ acres * Major destinations such as Algonquin Park and Bell Rapids are just over an hour away * PROPERTY FEATURES: 5 entrances from Drive-In Road and 1 entrance from Heather Street W, offering multiple access points for future development. * Two concept plans attached for reference:- (a) Development on the well & septic (b) Development on municipal



water & sewer * Municipal services, including water and sewer, are nearby * Natural gas, hydro, telephone, cable, and high-speed internet are available at the lot line * Strategically located in a region with rising housing demand and lower property taxes, this is a rare and highly desirable opportunity * Opportunities like this are rare * Dont miss your chance to secure this high-potential development site! (id:6289)

Essential Information

Listing #	X12237117
Price	\$1,495,000
Bathrooms	0.00
Square Footage	26
Acres	25.55
Type	Vacant Land

Community Information

Address	208 Drive-in Road
Subdivision	531 - Laurentian Valley
City	Laurentian Valley
Province	Ontario
Postal Code	K8A7P4

Amenities

Amenities	Highway, Public Transit
Features	Irregular lot size

Listing Details

Listing Office	EXP REALTY
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