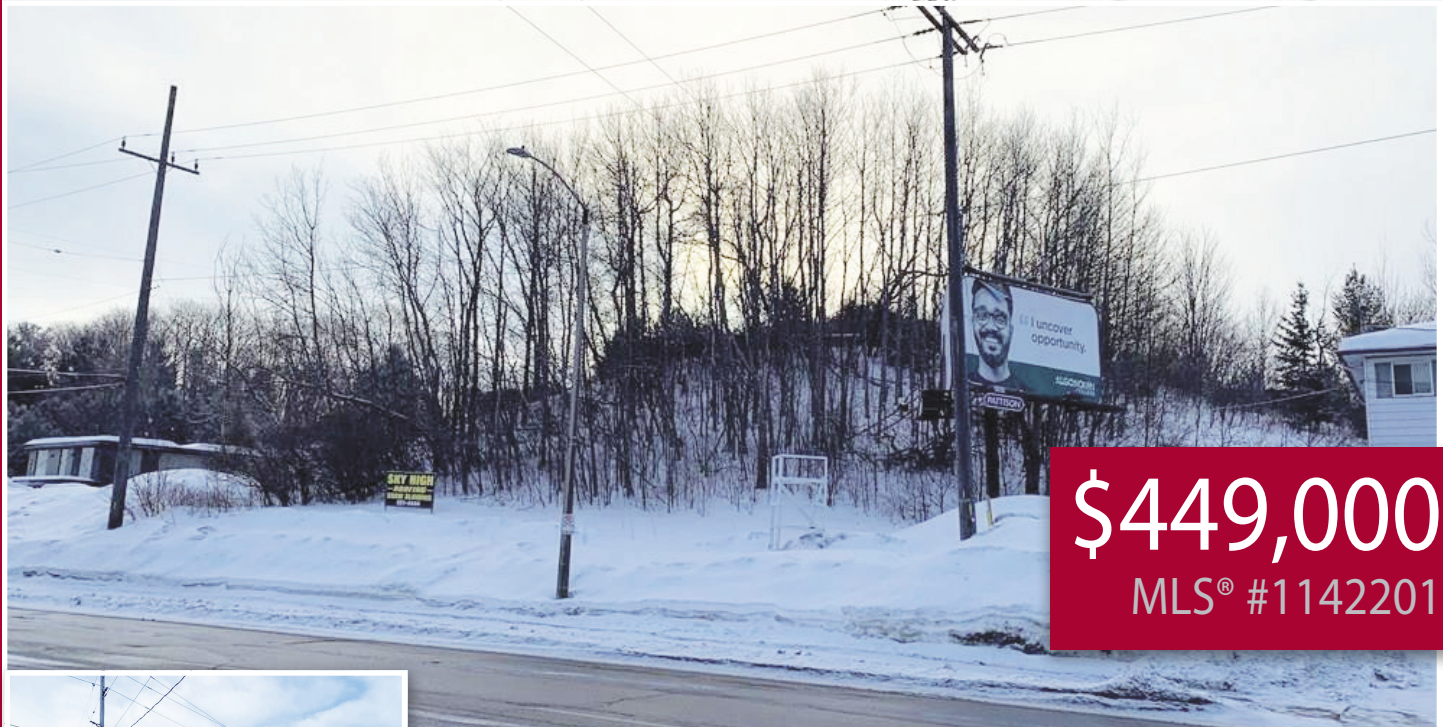




# Property is Ideally Suited For Redevelopment



**\$449,000**  
MLS® #1142201



## 2994 St Joseph Blvd Queenswood Heights | Orleans, Ontario

### Introduction

Property is ideally suited for redevelopment. 2978-2980 St. Joseph are also available for sale - the total area combining all three properties is 28,682 square feet with an allowable GFA of 43,023. According to Study, GFA could be increased to 86,046 with a Minor Variance.

Property may be purchased separately from 2978-2980, however the western most lot line must be adjusted, final price would be subject to final survey and determined on a square foot basis. Mixed Use Study Available.

All three properties fall within the St. Joseph Boulevard Community Improvement Plan (CIP). Applicants can receive multiple grants up to a maximum of 70% of the eligible costs of on/off site development of the property, including: Building Permit Fee Grant Program (Up to 30%), Development Incentive Grant Program (10 year annual Grant of up to 70% of increase of Municipal Portion of Taxes), Planning Fee Grant Program (25% up to \$5,000.) , and Project feasibility Study Grant Program (25% up to \$2,500.)



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### Property Overview

<b>Address:</b>	2994 St Joseph Blvd.	<b>Fronting</b>	South
<b>Property Taxes:</b>	\$6,332	<b>Asking Price:</b>	\$449,000
<b>Lot Size:</b>	72.44' x 137.73' Irregular	<b># of Acres:</b>	0.205
<b>Sub Type:</b>	Commercial Land		
<b>Poss Info:</b>	To Be Arranged		
<b>Occupancy:</b>	Vacant		
<b>Location:</b>	Property is situated immediately across from Shell Gas Station at the entrance to Place Orleans.		
<b>Zoning:</b>	AM3 - Arterial Mainstreet		

