



COMMERCIAL DEVELOPMENT LAND FOR SALE IN THE BANCROFT URBAN AREA

50 MONCK STREET, BANCROFT, ON

PROPERTY DETAILS

ACREAGE	12.75 acres (includes approx. 0.55 acres of Residential Land)
FRONTAGE	668 feet on Monck Street
DEPTH	825 feet
OFFICIAL PLAN	Bancroft Urban Area - Community Facility & Residential
ZONING	C2 - Service Commercial Zone & R2 - Residential Type Two Zone

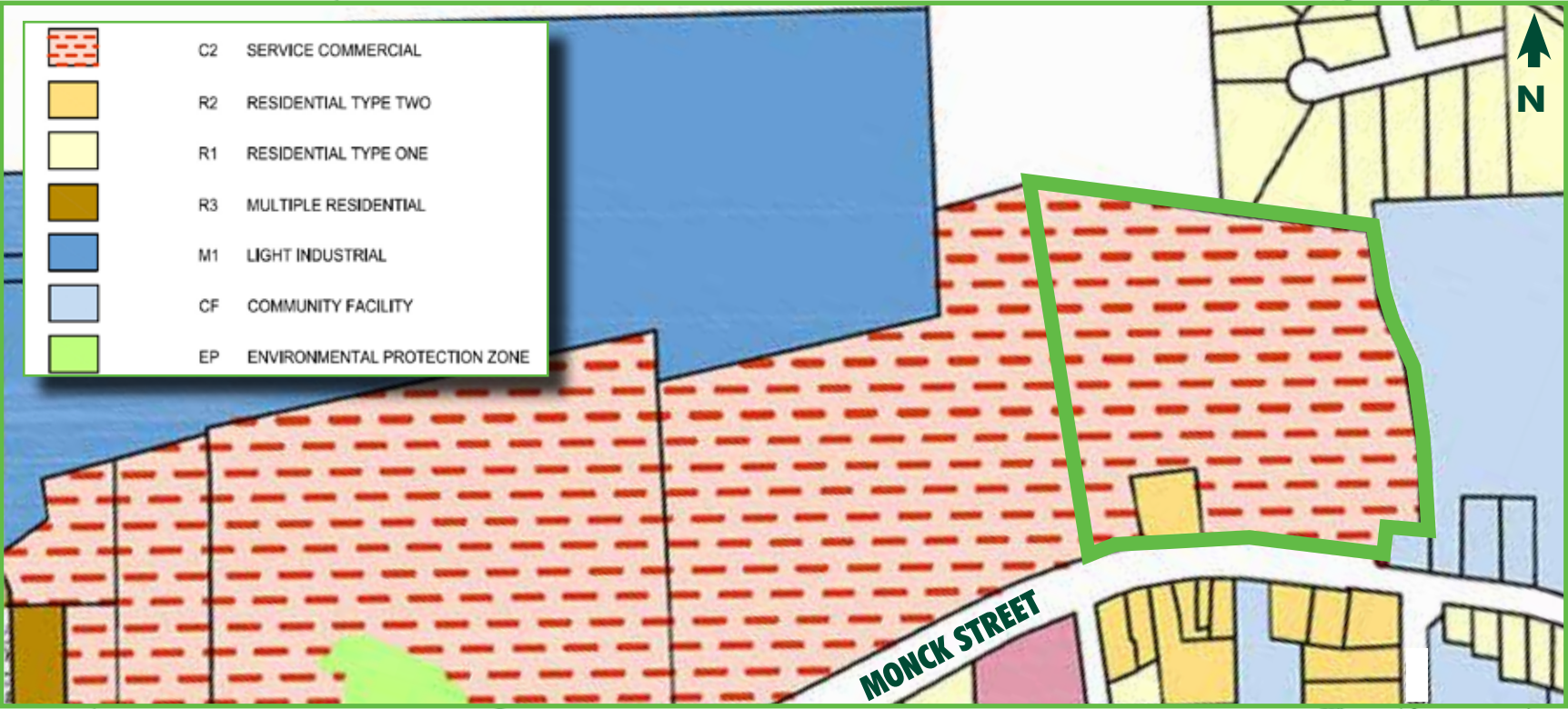
SOME PERMITTED USES INCLUDE:

- Automobile sales and rental establishment
- Commercial recreational establishment such as a bowling or billiard establishment or other similar use
- Large format retail establishment
- Private or commercial club
- Supermarket
- Theatre, cinema or other place of entertainment
- Any undertaking established or maintained by a governmental board, authority, agency or commission
- Art gallery
- Bake shop
- Bank and/or trust company
- Business, administrative and/or professional office
- Daycare center or nursery school
- Eating establishment including a banquet hall, tea room, take-out restaurant, and drive-in restaurant
- Gas bar
- Gift shop
- Hotel/motel
- Laundry and/or dry cleaning shop
- Liquor Control Board or Brewer's Retail Outlet
- Medical or dental clinic
- Printing or publishing establishment
- Retail store
- Personal service shop
- Tavern
- Taxi depot
- Theatre, cinema or other place of entertainment
- Veterinary clinic
- A public or private parking area
- Agricultural implement and supply dealer, including the sale and service of lawn and garden equipment
- Agricultural produce sales outlet
- Auction outlet
- Automobile service station
- Building supply outlet
- Convenience retail store
- Fertilizer mixing and sales establishment
- Flea market
- Merchandise service shop
- Recreational vehicle sales and service
- Restaurant
- Self-storage buildings

ASKING PRICE: \$795,000.00

COMMERCIAL ACTIVITY IN THE IMMEDIATE AREA

1. Shell
2. Top Dollar
3. Esso
4. McDonald's
5. No Frills
6. Shoppers Drug Mart
7. Beer Store
8. Pet Valu
9. LCBO
10. IDA Drugmart
11. The Source
12. Scotiabank
13. Dairy Queen
14. TD Canada Trust



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