

29601 HIGHWAY 62 BANCROFT

FOR SALE

\$1,425,000



**BANCROFT
FURNITURE
&
APPLIANCES**
Comfort Style Service

UNIQUE BUSINESS OPPORTUNITY

- +/-0.95 acre lot with +/- 20,000 sf commercial retail building
- Ample parking on site
- Excellent signage
- Located 3+/- km north of the town of Bancroft
- Will be sold "as is where is, without representations and warranties expressed or implied"

STEPHEN GRAY

Sales Representative

✉ sgray@rtcr.com

☎ 613-384-1997 ex. 19

KOSTAS DOULAS

Broker of Record

✉ kdoulas@rtcr.com

☎ 613-384-1997 ex. 17

**Rogers
& Trainor**

Commercial Realty Inc.
Brokerage

20 Gore Street, Suite 102
Kingston, Ontario
K7L 2L1

RTCR.COM

All information provided is deemed reliable but is not guaranteed and should be independently verified.

PROPERTY DETAILS

ADDRESS:	29601 Highway 62, Bancroft, ON, K0L 1C0
PROPERTY TYPE:	One Storey Commercial retail
TOTAL SITE SIZE:	+/-0.95 acres Frontage: 200.47 ft. Depth: 197.55 ft.
BUILDING SIZE:	+/-20,000 sf
SERVICES:	Private well, Propane heating
ZONING:	UC (Urban Commercial) or RR
ARN:	129027801507000
PIN:	400430191
LEGAL DESCRIPTION:	PT LOT 1-2 CON 2 HERSCHEL AS IN QR 579427 HASTING HIGHLANDS COUNTY OF HASTING
PARKING:	Ample parking spaces on site



ZONING



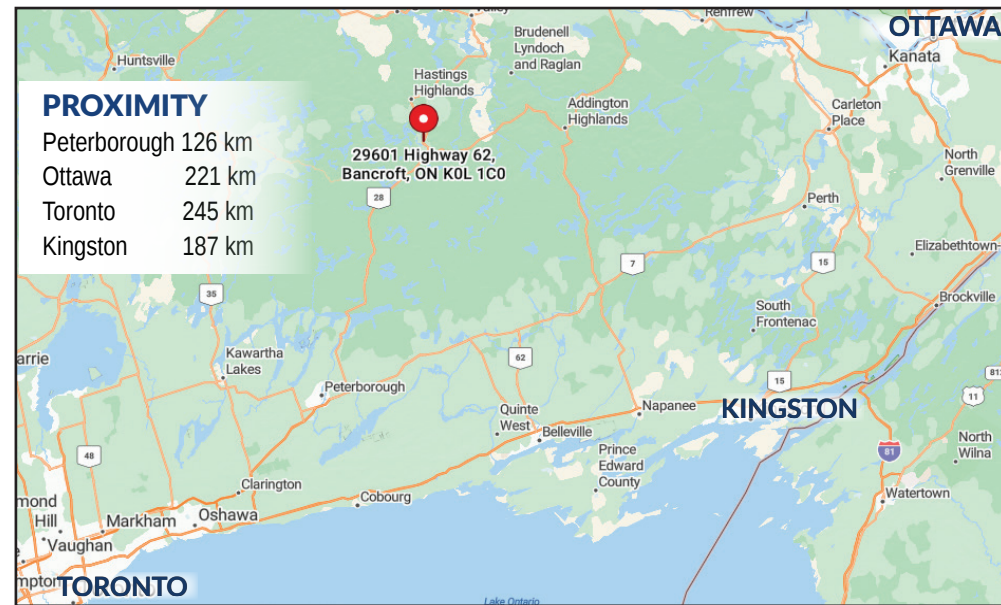
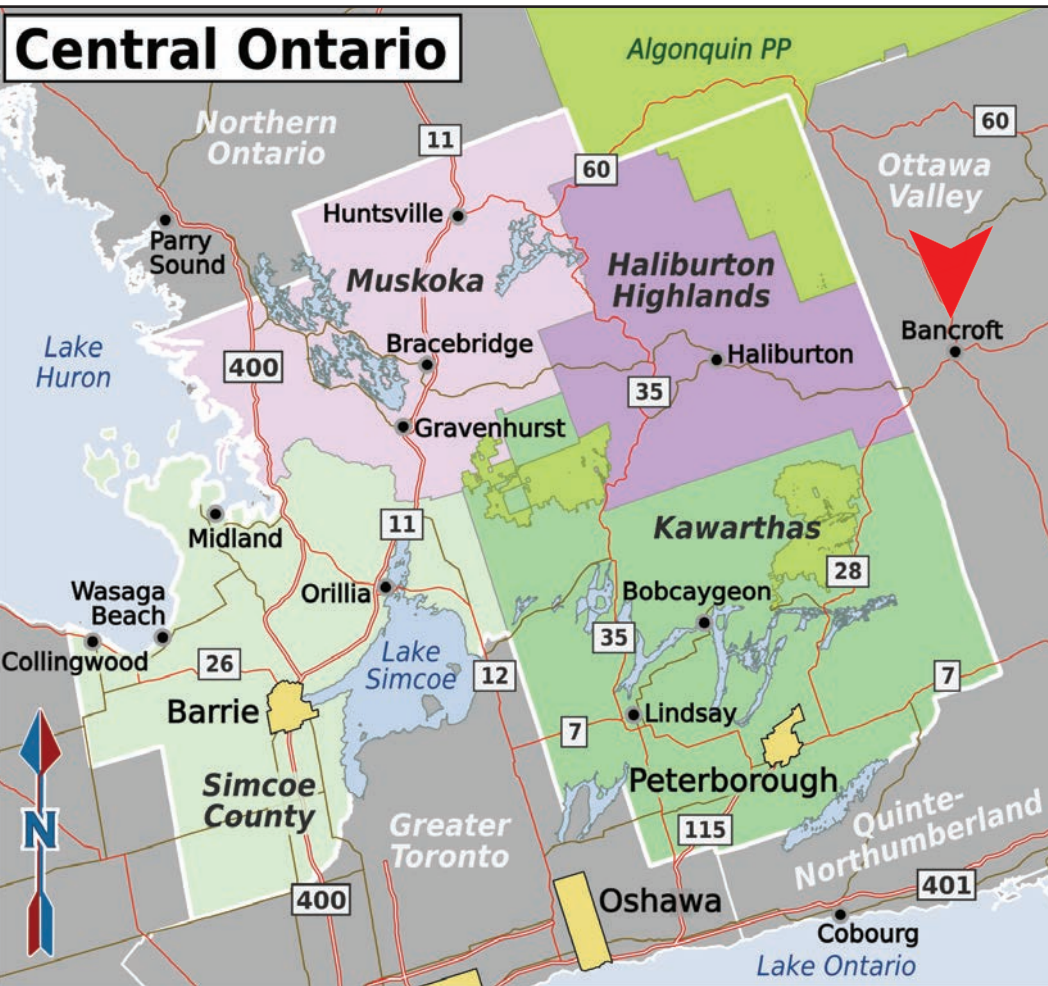
PERMITTED USES INCLUDE:

- Retail, including gift shop, craft or antique shop
- Convenience retail store
- Service shop, including personal and merchandise service shop
- Lawn, garden, and farm equipment & supplies outlet
- Laundry, dry-cleaning, coin operated establishment
- Eating establishment, banquet hall, tearoom, take-out or drive-in restaurant
- Food market, butcher shop
- Tavern
- Liquor Control Board, or Brewer's Retail Outlet
- Hotel/Motel
- Bank and/or trust company
- Printing or Publishing establishment
- Business, administrative and/or professional office
- Theatre, cinema or other place of entertainment
- Taxi depot
- Commercial recreational establishment such as bowling, billiard or similar use
- Funeral home
- Medical or dental clinic
- Bake shop
- Private or commercial club
- Bottle return depot
- Nursery school
- Veterinary clinic
- Automobile service station or sales agency
- Dwelling units in the form of apartments as an accessory use in buildings in which commercial uses are permitted *some exceptions apply



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Thriving Tourism: Bancroft's popularity as a tourist destination, especially for events like the Rockhound Gemboree, ensures a steady influx of potential customers.

Strong Local Support: The town offers various business incentives (loans, grants) and resources from organizations like the Chamber of Commerce, fostering a supportive environment.

Affordable & Connected: Benefit from affordable real estate and reliable high-speed internet, reducing operational costs and enabling modern business practices.

NEIGHBOURING BUSINESSES:

- Mccaskie Electrical Systems
- Bird's Creek Farm Supply
- Green's Automotive
- The Boat Wholesaler
- Innovated Control Systems
- Young Logging Ltd.
- HHS Exteriors
- Y Rd Storage
- Cafe B C

BANCROFT AMENITIES:

- Petro-Canada
- Canadian Tire
- LifeLabs Medical
- Service Canada
- LCBO
- NoFrills
- RBC, TD, Scotiabank
- Shoppers Drug Mart
- Canada Post

