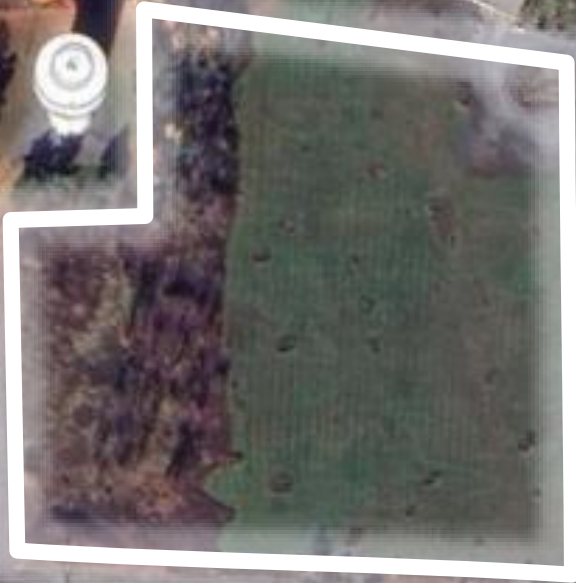




**CUSHMAN &
WAKEFIELD**
Ottawa

\$699,999



FOR SALE

DEVELOPMENT LAND OPPORTUNITY

405

**TOLLGATE ROAD E
CORNWALL, ON**

405 TOLLGATE RD. E

OVERVIEW

Cushman & Wakefield Ottawa (the “Advisor”), on behalf of the beneficial owner, is pleased to offer for sale a 100% freehold interest in 405 Tollgate Road East, Cornwall (the “Property”). The 6.0-acre site is strategically positioned near the intersection of Tollgate Road East and McConnell Avenue in north-central Cornwall, an area characterized by a mix of institutional, commercial, and residential uses.

The Property features approximately 550 feet of frontage along Tollgate Road East, offering strong visibility and convenient access. The large cleared land provides a flexible development footprint suitable for a range of future concepts. Zoned Residential 20 (RES20), the Property permits a variety of medium-density residential forms as well as select institutional uses, including school, hospital, and place of worship.

Benefiting from immediate access to Highway 401 via the McConnell Avenue interchange (Interchange 792), the site offers efficient east–west connectivity to major centres, including Ottawa, Montréal, and Kingston. Highway 138 provides a secondary northbound link to Highway 417 and the Ottawa region. Cornwall continues to experience steady economic momentum supported by significant investment, including the recently completed one-million-square-foot Michelin Tire distribution facility, which is expected to deliver meaningful employment and long-term economic growth to the region.

405 Tollgate Road East offers purchasers a versatile development opportunity within a growing regional market supported by strong transportation infrastructure, evolving demographics, and expansion across the industrial and institutional sectors.



6.00 Acres
(est)
Site Area



~ 550'
Tollgate Road E
Frontage



~300M
Highway 401 On-Ramp
Distance

PROPERTY HIGHLIGHTS

LEGAL DESCRIPTION

PART LOT 7 CONCESSION 3 CORNWALL, PARTS 1, 2, 3, 4 AND 5, PLAN 52R8315 SUBJECT TO AN EASEMENT OVER PARTS 2 AND 4, 52R8315 IN FAVOUR OF PART LOT 7 CONCESSION 3 CORNWALL, PARTS 1 AND 2 PLAN 52R6869 EXCEPT PARTS 1, 2, 3, 4 AND 5, 52R8315 AS IN ST112354 TOGETHER WITH AN EASEMENT OVER PART 6, 52R8315 AS IN ST112354 CITY OF CORNWALL

PIN

601990377

SITE AREA

6.00 Acres / 261,455 SF

ZONING

RES20 – Residential 20

SURROUNDING USES

Residential, commercial and institutional

ACCESS

Tollgate Road E

MAIN STREET FRONTAGE

~550 Feet



AMENITY MAP



DEMOGRAPHICS - CORNWALL

47,845

POPULATION

\$60,000

MEDIAN HOUSEHOLD
INCOME

45.0

AVERAGE AGE

21,385

TOTAL HOUSEHOLDS

20,310

LABOUR FORCE

59%

WORKING-AGE
POPULATION



CONTACT

SCOTT BROOKER

Vice President

Sales Representative

+1 613 780 1582

sbrooker@cwottawa.com

ADAM FREEDMAN

Associate

Sales Representative

+1 613 780 1598

afreedman@cwottawa.com

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