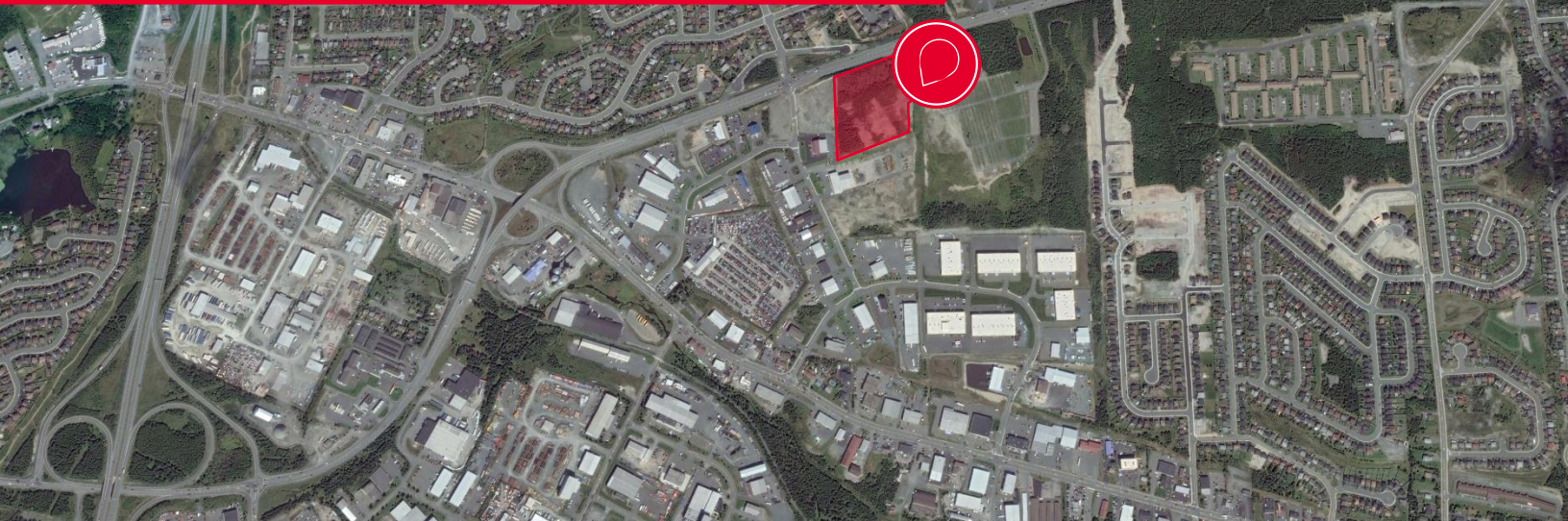


FOR SALE

KENMOUNT ROAD LAND

727 Kenmount Road, Mount Pearl, Newfoundland & Labrador

6.847 ACRES



PROPERTY HIGHLIGHTS

- This property is comprised of 6.847 acres (2.771 hectares) of uncleared wooded and unserviced land.
- The lot is large enough to subdivide but a single purchaser of the entire property is preferred.
- The property is zoned IL – Industrial Light which permits a variety of uses.
- Situated in a high traffic area offering excellent visibility and signage opportunities.

For more information, please contact:

JOANNE EARLE

Senior Associate | Research Analyst

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jearle@cwatlantic.com

LOCATION

- Located at the junction of St. John's, Mount Pearl and Paradise the property offers easy access to all points in the metro area with frontage along high traffic Kenmount Road.
- The property is located between the entrance to Kenmount Business Park, Anglican Cemetery and near Donovans Business Park.
- The property is 15 minutes from downtown St. John's, 17 minutes from the St. John's International Airport and 10 minutes from the Trans-Canada Highway.
- The area is comprised of many businesses including, automotive, grocery, restaurants, hotels and services. Conveniently situated in close proximity to residential areas offering high population density.



**CUSHMAN &
WAKEFIELD**
Atlantic

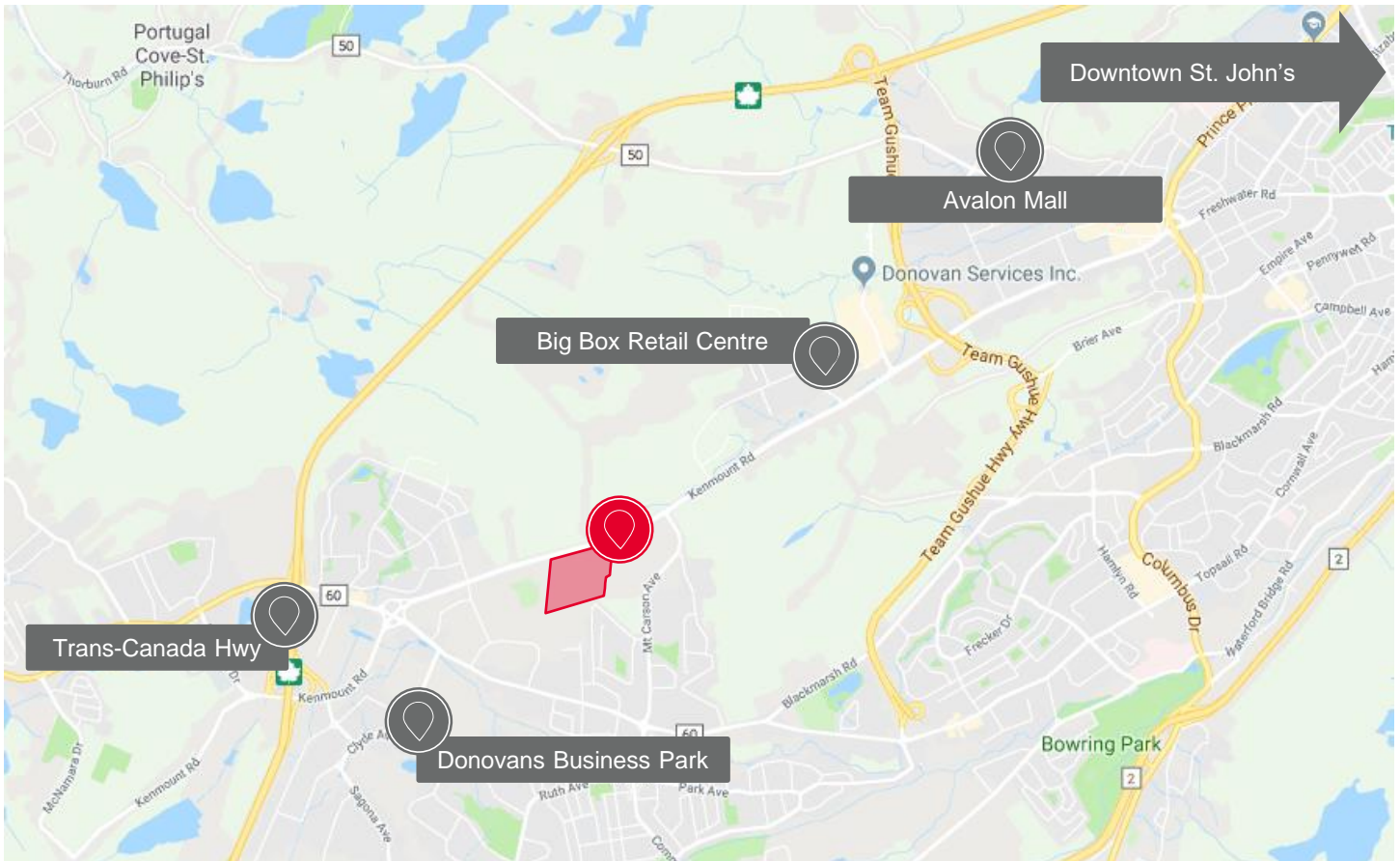
KENMOUNT ROAD LAND

727 Kenmount Road, Mount Pearl, Newfoundland & Labrador

6.847 ACRES

FOR SALE

LOCATION MAP



**CUSHMAN &
WAKEFIELD**
Atlantic

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FOR SALE

WATCH VIDEO TOUR



For more information, please contact:

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EXECUTIVE SUMMARY

Cushman & Wakefield Atlantic has been retained on an exclusive basis to arrange the sale of a property located at 727 Kenmount Road, Mount Pearl, Newfoundland & Labrador ("Property").

OPPORTUNITY

Vendor: Seventh-day Adventist Church Frontage: 118.3108 m

Address: 727 Kenmount Road Zoning: IL - Industrial Light

Site Area: +/- 6.847 acres

Condition: Raw uncleared and unserved



**CUSHMAN &
WAKEFIELD**
Atlantic

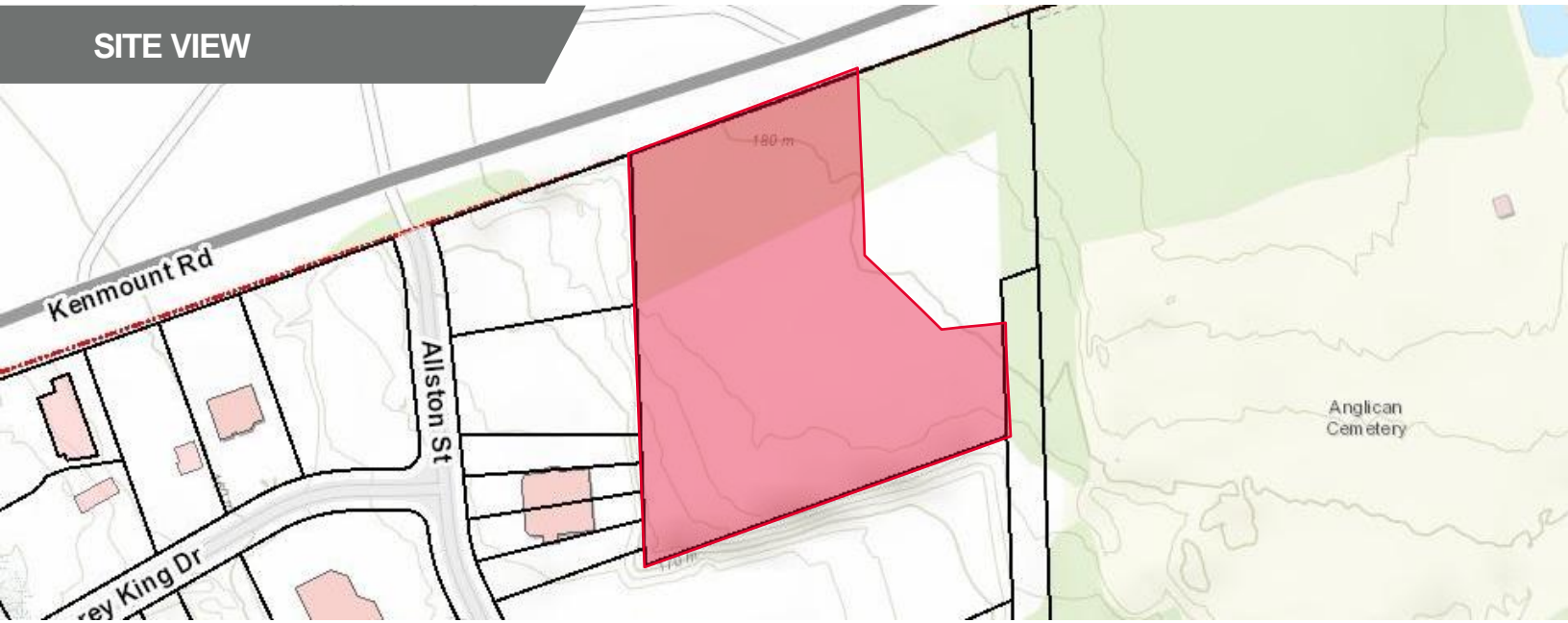
KENMOUNT ROAD LAND

727 Kenmount Road, Mount Pearl, Newfoundland & Labrador

6.847 ACRES

FOR SALE

SITE VIEW



DEMOGRAPHICS DATA

	3 KM	5 KM
Total Population	25,187	64,519
Total Daytime Population	31,087	86,190
Female Average Age	41	41
Male Average Age	39	39
Est. Avg. Household Income	\$93,321	\$89,709
Total Number of Households	10,539	27,448

	1 KM
Est. Median Household Income	\$74,140
Employment Rate	65%
Median Age	39

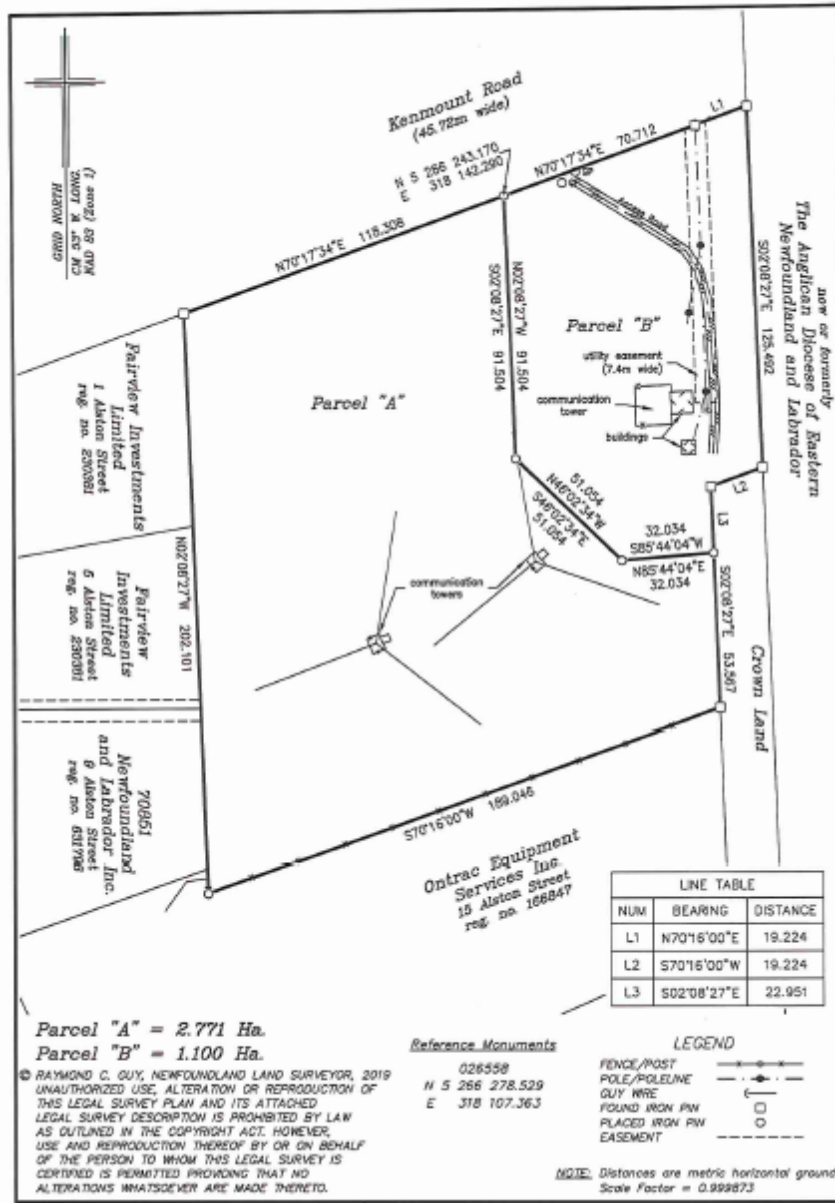
KENMOUNT ROAD LAND

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FOR SALE

LAND SURVEY



CUSHMAN & WAKEFIELD
 Atlantic