

ONTARIO EAST

Tourism investment opportunity

Welcome to Lennox and Addington County - Greater Napanee

Greater Napanee is located on the eastern side of the beautiful Bay of Quinte. Situated along the busy Highway 401 and several stunning bodies of water known for superior fishing, Napanee has been called “The Walleye capital of the world”.

The opportunity

We are thrilled to present an exciting business opportunity with 1.8 acres of land available for purchase that is zoned and suitable for hotel development.

There is currently a demonstrated need for a new hotel in this area alongside Highway 401; one of the busiest corridors in Canada with business and leisure travellers commuting to and from Toronto, Ottawa and Montreal. The close proximity to local demand generators such as the Strathcona Paper Centre Arena, Napanee Business Park, Downtown Napanee and Highway 41 offers a constant stream of customers.

Eastern Ontario hosts more than 15 million visitors per year, and visitor attendance data shows that 14,000 rooms are occupied annually in Napanee and area, with a daily rate of approximately \$110. This beautiful town attracts a diverse mix of business and pleasure guests, as well as guests attending local sporting events.



ONTARIO EAST
ECONOMIC DEVELOPMENT

where tourism investment opportunities come naturally

Community Profile

First settled by United Empire Loyalists in the late 18th Century, Greater Napanee in Lennox & Addington County has a rich history that helped shape the early beginnings of Canada. Many reminders of the area's storied past are still evident throughout the community.

Greater Napanee has a thriving commercial base – including a reinvigorated downtown area – and boasts a great mixture of local and nationally-recognized businesses. Investment in both the downtown and the developing commercial hub near Highway 401 continue to expand annually.

The Strathcona Paper Centre, a twin-pad recreation facility, regularly draws regional sporting events to town, filling hotels and motels in Napanee to capacity on a regular basis. The facility has also hosted a number of large-scale Hockey Canada and Canadian Curling Association events in recent years, giving Greater Napanee exposure on a national stage.



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