

AN EASY DECISION!

Municipalité de **RUSSELL** Township



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The Best Choice When Planning Your Future!

THE BEST PLACE TO INVEST!



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WELCOME TO RUSSELL TOWNSHIP

The **Township of Russell** is located within the United Counties of Prescott and Russell, to the **east of the City of Ottawa**. The **natural** setting and bilingual nature of Embrun, Russell, Limoges, and Marionville make Russell Township's villages **attractive communities to live, work, and operate a business**.

Strategically located next to Highway 417, we offer the perfect environment for commercial, industrial and retail sector businesses thanks to our affluent and growing population on our competitively priced land.

The **downtown cores** of Russell and Embrun offer small retail, dining, and professional and administrative services such as lawyers, banks, offices and medical clinics.

As commerce has grown in the Township, we have continued to adapt and prepare for future investment. We have added **48 acres of serviced commercial land** in our **new commercial hub** located north-west of Embrun.

Our **Business Park** in Embrun accommodates various light industrial and commercial operations, with recently implemented servicing and upgraded roads.

To accommodate new growth and development, our **417 Industrial Park** has **60 acres** of newly available land.



+\$114,583 AVERAGE HOUSEHOLD INCOME

56% SKILLED LABOUR POPULATION

4.1% UNEMPLOYMENT RATE

1,392 BUSINESSES (69% SELF EMPLOYED)

0.01420496 NEW-BUILD INDUSTRIAL TAX RATE

0.00717918 NEW-BUILD COMMERCIAL TAX RATE

8.3% GROWTH RATE (2011-2016)

MAIN INDUSTRIES

Construction
Real Estate
Agriculture and Agri-food
Professional Services

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WHY INVEST HERE?



“We can see and feel that the Township is putting in a lot of effort for the community; not just for the residents, but for the businesses as well. Their efforts have totally been worthwhile. Just in the interaction with our customers, there’s a very positive vibe with the Township.”

Monique Béland, Owner, Experience Café & Smoothie Bar



“Setting up shop in the 417 Industrial Park was an easy decision for us here at Marcel Brazeau Ltd. Affordable land prices and tax rates coupled with its’ close proximity to both Ottawa and Montreal and immediate access to the 417 were key factors in our decision. It’s no wonder the park is beginning to thrive. Location is everything.”

Bob Rhéaume, Project Administrator, Marcel Brazeau Ltd.

TRANSPORTATION



International Airports:

- MacDonald-Cartier (Ottawa) 20 minutes
- Trudeau (Montreal) 90 minutes



Highway Access:

- HWY 417 (5 min.)
- HWY 416 (20 min.)
- HWY 401 (35 min.)

Key Distances:

- Ottawa 41 KM
- Montreal 166 KM
- Kingston 183 KM
- Toronto 437 KM
- Buffalo 528 KM
- New York City 708 KM

RANKINGS



- 3rd best place to live in Canada
- 3rd best place to raise kids in Ontario (Moneysense, 2018)

INCENTIVES – UP TO \$10,000

Our Community Improvement Plan (CIP) provides grants to businesses located in select areas.



TOP 10 STRATEGIC ADVANTAGES

- ✓ UNPARALLELED QUALITY OF LIFE
- ✓ 31 MINUTES TO DOWNTOWN OTTAWA
- ✓ 90 MINUTES TO MONTREAL
- ✓ 40 MINUTES TO THE U.S. BORDER
- ✓ STRONG INFRASTRUCTURE THAT IS CONSTANTLY BEING EXPANDED AND UPGRADED
- ✓ DIRECT ACCESS TO HIGHWAY 417, AND 20 MINUTES FROM HIGHWAY 416
- ✓ AMONG THE LOWEST MUNICIPAL TAX RATES IN EASTERN ONTARIO
- ✓ A SKILLED BILINGUAL LABOUR FORCE
- ✓ 83% OF OUR BUSINESSES HAVE A GOOD OR EXCELLENT IMPRESSION OF RUSSELL TOWNSHIP AS A PLACE TO DO BUSINESS
- ✓ STRONG LOCAL BUSINESS INCENTIVES THROUGH OUR COMMUNITY IMPROVEMENT PLAN



Demographic, economic, and quality of life data are available at our customized Townfolio page: townfolio.co/on/russell/overview