

It's the place to live and do  
business in **Ontario, Canada.**



# **BUSINESS INVESTMENT GUIDE**

**The Nation Municipality**

**2023**



# Welcome to The Nation

The Nation Municipality is a **fast-growing region** that has a lot to offer, and we strongly believe that our municipality is **a place to discover!** At The Nation, our team works hand in hand with businesses and investors that want to settle on our territory. Municipal staff strives to **facilitate the process**, so that business owners and investors can focus their attention on other important matters.

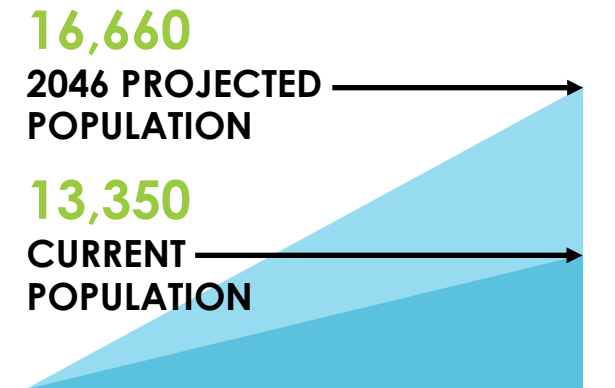


The Nation has a little over **13,350 inhabitants** divided between dynamic and thriving communities over an area of **658 km<sup>2</sup>**. Agricultural land makes up two-thirds of the territory or 103,000 acres. There are **572 companies** in The Nation, 56% of which have 1 to 4 employees and 34% have 5 to 19 employees.

The Nation Municipality is **committed to helping entrepreneurship** and the growth of these businesses. Finding, buying and developing land on which to establish a business is a long and expensive process. In order to facilitate access to a property, The Nation has taken the initiative to develop the **Innovation Business Park** in Limoges.

## MAIN INDUSTRIES

- Construction
- Natural Resource Exploitation
- Agriculture & Agri-Food
- Professional Services



**+\$105,000**  
AVERAGE HOUSEHOLD INCOME

**67%**  
FRANCOPHONE POPULATION

**5%**  
UNEMPLOYMENT RATE

**0.03731042**  
NEW-BUILD INDUSTRIAL TAX RATE

**0.02559007**  
NEW-BUILD COMMERCIAL TAX RATE

**4.2%**  
GROWTH RATE

(Source : Stats can, 2021)



# The Place to Invest

The Nation is the **best of both worlds**: you can enjoy the **tranquility of the countryside** all the while taking advantage of the **proximity of the city**. It's the ideal place to stay and do business!

Highway **417** delimits the southern border of the municipality for nearly **45km** and can be accessed by **5 motorway exits**.

There's less hassle with easy drive times!

**OTTAWA**  
35 MINUTES



**QUEBEC BORDER**  
20 MINUTES



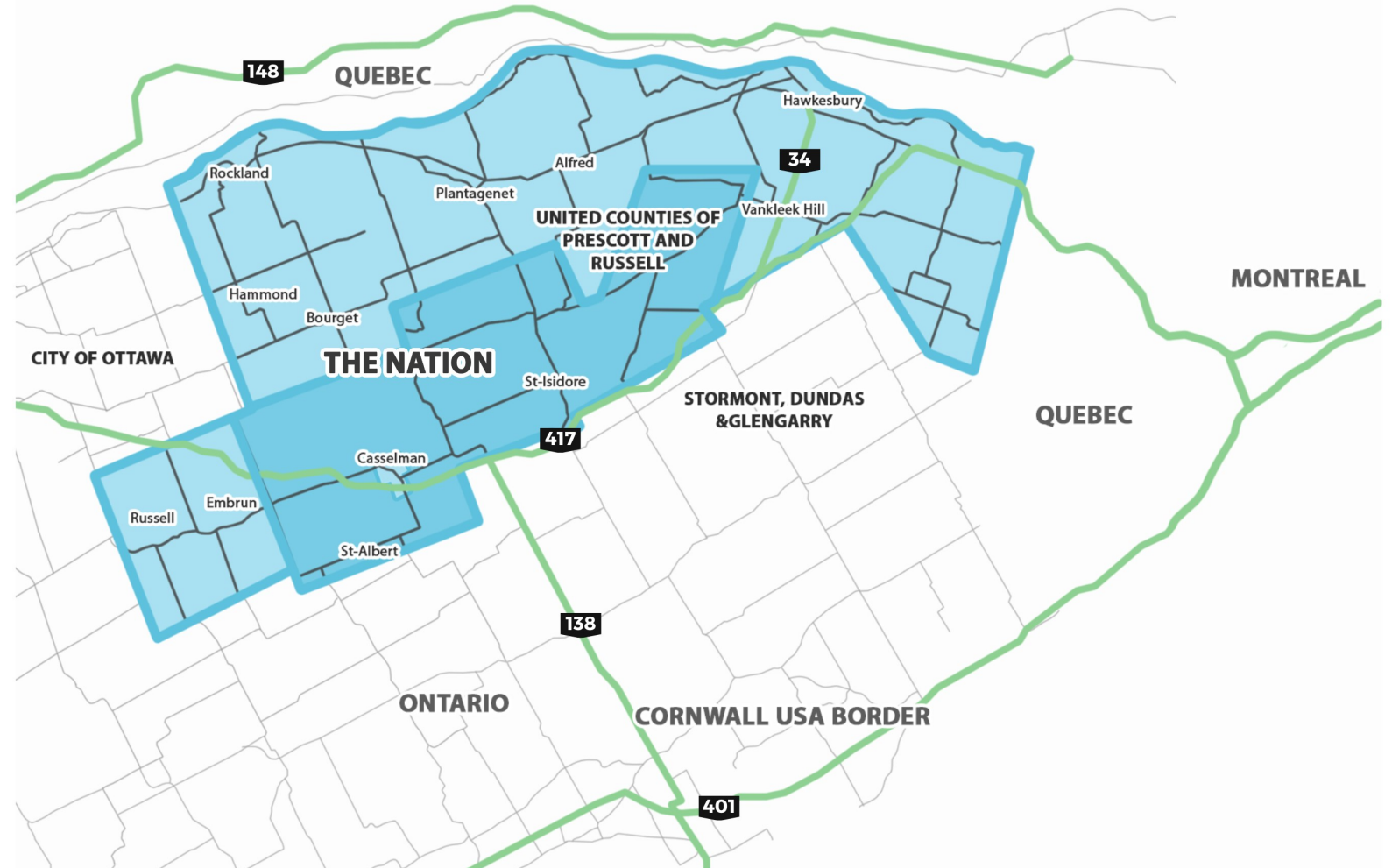
**MONTREAL**  
1 HOUR



**AMERICAN BORDER**  
35 MINUTES



**THE LARGEST MUNICIPALITY OF THE UNITED COUNTIES OF PRESCOTT AND RUSSELL!**







# West Sector

LIMOGES ST-ALBERT FOREST PARK CAMBRIDGE FOREST ESTATES

SÉGUINBOURG STE-ROSE DE PRESCOTT

The west sector of the municipality, **closer to Ottawa** and whose flagship village is Limoges, is experiencing **strong residential growth**. Over 57% of residents work in Ottawa, with the federal public service being the largest employer. We find a diversity of **small service companies, construction companies** as well as a few **manufacturing companies**. The most

important being the **St-Albert Cheese Factory**, founded in 1894, which employs more than 160 people. The West sector **boasts of notable tourist attractions**, such as **Calypso Waterpark**, being the largest themed waterpark in Canada, and **Larose Forest**, a key natural resource that offers a wide variety of outdoor sports for nature enthusiasts.



## WEST SECTOR OPPORTUNITIES



FOOD & BEVERAGE



ACCOMODATIONS



MANUFACTURING



SERVICE INDUSTRY



GROCERY



TOURISM





# East Sector

ST-ISIDORE   Fournier   ST-BERNARDIN   CALEDONIA SPRINGS   ETTYVILLE  
PENDLETON   LEMIEUX   ROUTHIER   MCALPINE   WESTMINTER

Further East on Highway 417 **towards Montreal**, The Nation becomes more and more **agricultural**. The Nation has more than **249 agricultural businesses** including 86 dairy farms, 25 poultry farms, 3 pig farms and 101 field crops. Soybeans, corn, wheat, oats are the main crops.

We find several **Industrial commercial operations** there, including the company **Propane Levac**, **Dalmen Doors and Windows** and the gardening product manufacturer **Premier Tech**.



## EAST SECTOR OPPORTUNITIES



FOOD & BEVERAGE



ACCOMODATIONS



MANUFACTURING



AGRI-BUSINESS



GROCERY



# Why Invest Here?

RANKED **TOP 10** BEST PLACES FOR **FAMILIES IN CANADA**

**79%** OF BUSINESSES **APPRECIATE THE BUSINESS** CLIMATE WITH THE COMMUNITY AND THE MUNICIPALITY

**68%** OF EXISTING BUSINESSES IN THE NATION HAVE BEEN **ESTABLISHED FOR MORE THAN 11 YEARS**

**67%** OF BUSINESSES SAY THEY **HAVE NO PROBLEM RETAINING EMPLOYEES**

**86%** OF THE NATION BUSINESSES OPERATE IN A **GROWING OR STABLE MARKET**



## 3 MAIN ADVANTAGES OF THE NATION



GEOGRAPHICAL LOCATION



BUSINESS OPPORTUNITIES



BUSINESS CLIMATE

(SOURCE : STATS CAN, 2021)

(SOURCE : OPPORTUNITÉS PRESCOTT ET/AND RUSSELL OPPORTUNITIES "OPRO", 2018)

**MAKE AN APPOINTMENT WITH US AT 613-764-5444.**

**OUR TEAM WILL BE PLEASED TO HELP YOU MAKE YOUR BUSINESS PROJECTS A REALITY!**