



For Sale: Land

**4084** Albion Road  
Ottawa, ON

**Lennard:** Imagine the *Possibilities.*

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# 4084 Albion Road, Ottawa

Rare opportunity to purchase fully operational snow dump.



Land Size  
**4.944 Acres**  
Building Size  
**Up to 3,250 SF**



Zoning  
**HI - Heavy Industrial**



Drive-In Bays  
**4 heated drive-in bays**  
**6 non-heated drive-in bays**



Price  
**\$3,995,000**  
Taxes  
**\$31,595 (2025)**



Availability  
**Immediate**



Listing Agent  
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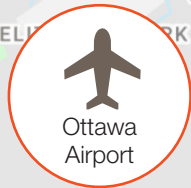
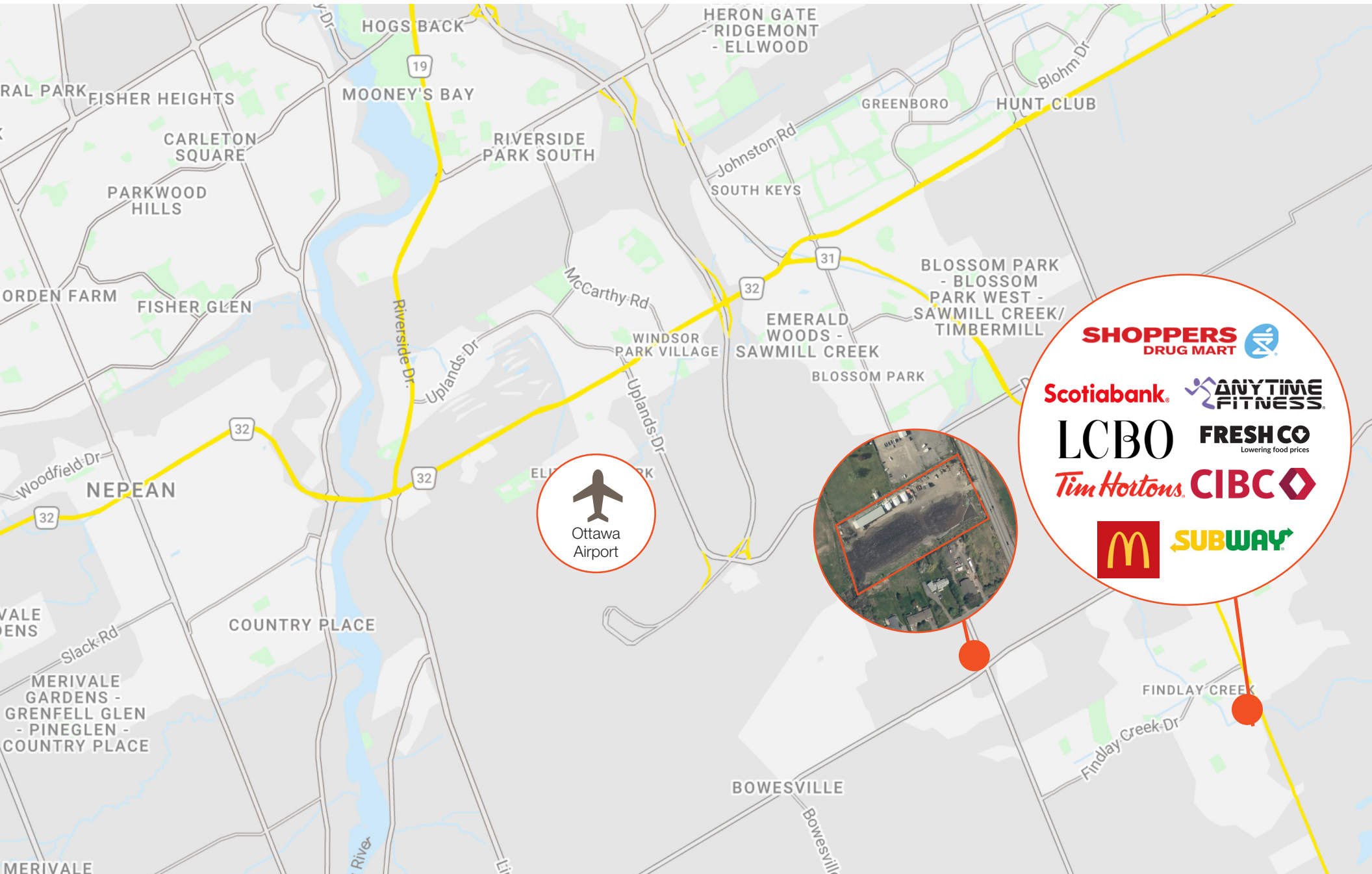
\*Sales Representative

## Property Highlights

- This is a rare chance to acquire a fully operational snow dump with existing contracts in place.
- The site is projected to generate approximately \$600,000 in annual gross income, in addition to \$8,000 per month from two established tenants.
- The property is fully equipped for efficient operation, featuring essential infrastructure including salt storage sheds, older small-bay industrial units (currently leased), and a front office.

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Location Map



**SHOPPERS DRUG MART**

Scotiabank. **ANYTIME FITNESS**

**LCBO** **FRESH CO**  
Lowering food prices

*Tim Hortons*. **CIBC**

**McDonald's** **SUBWAY**

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Photos



**Lennard:**

## **Lennard:**

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