



Price: **\$16,000,000.00**

Price Per Developable Acre: **\$1,063,829.79**

CONTACT:

Charles Mirsky

Vice President Brokerage Services, Broker

613-759-8383 x229

charlesmirsky@districtrealty.com

Jason Shinder

CEO, Broker of Record

613-759-8383

jasonshinder@districtrealty.com

Salient Facts - Property

Site Area:	19.739 Acres 859,831 sf
Net Developable Area:	15.04 Acres
Zoning:	IL - Light Industrial Zone
Services:	Assumed Full Municipal Services

Highlights

Industrial development land for sale in Ottawa south, close to the Ottawa International Airport and the Hunt Club Business Park.

Highest and best use is determined to be all light industrial uses including but not limited to:

- Warehouse
- Truck Transport Terminal
- Medical Facility
- Office
- Drive-through Facility
- Research and Development Centre

1 4070 Riverside Drive, Ottawa

District Realty Corporation Brokerage
districtrealty.com

The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to square footage and other information contained herein are approximate and subject to change. Prospective Purchasers/Tenants shall not construe the information as legal advice. All properties are subject to change or withdrawal without notice.



Location Map



10 km to HWY 416
(approx. 14 minutes)

10.9 km to HWY 417
(approx. 16 minutes)

HWY 417

HWY 416

This parcel of land is located in the Ottawa South area, approximately 10 minutes to both HWY 417 and 416. Situated along two major thoroughfares providing efficient transportation in all directions within the city, and quick access to routes towards Toronto and Montreal.

The intersection of Hunt Club Road and Merivale Road is a commercially dense retail node. A wide range of amenities are available including many national brands.

Highlights

- Zoned IL - Light Industrial
- Versatile site allows for various uses
- Adjacent to YOW Ottawa International Airport
- Population approx. 95,542 within a 5km radius*
- Over 33,000 cars travelling through the intersection of Hunt Club Road and Riverside Drive daily.**

* CoStar Data | August 2024

** open.ottawa.ca Intersection Volume 2022

CONTACT:

Charles Mirsky

Vice President Brokerage Services, Broker

613-759-8383 x229

charlesmirsky@districtrealty.com

Jason Shinder

CEO, Broker of Record

613-759-8383

jasonshinder@districtrealty.com

