

CBRE

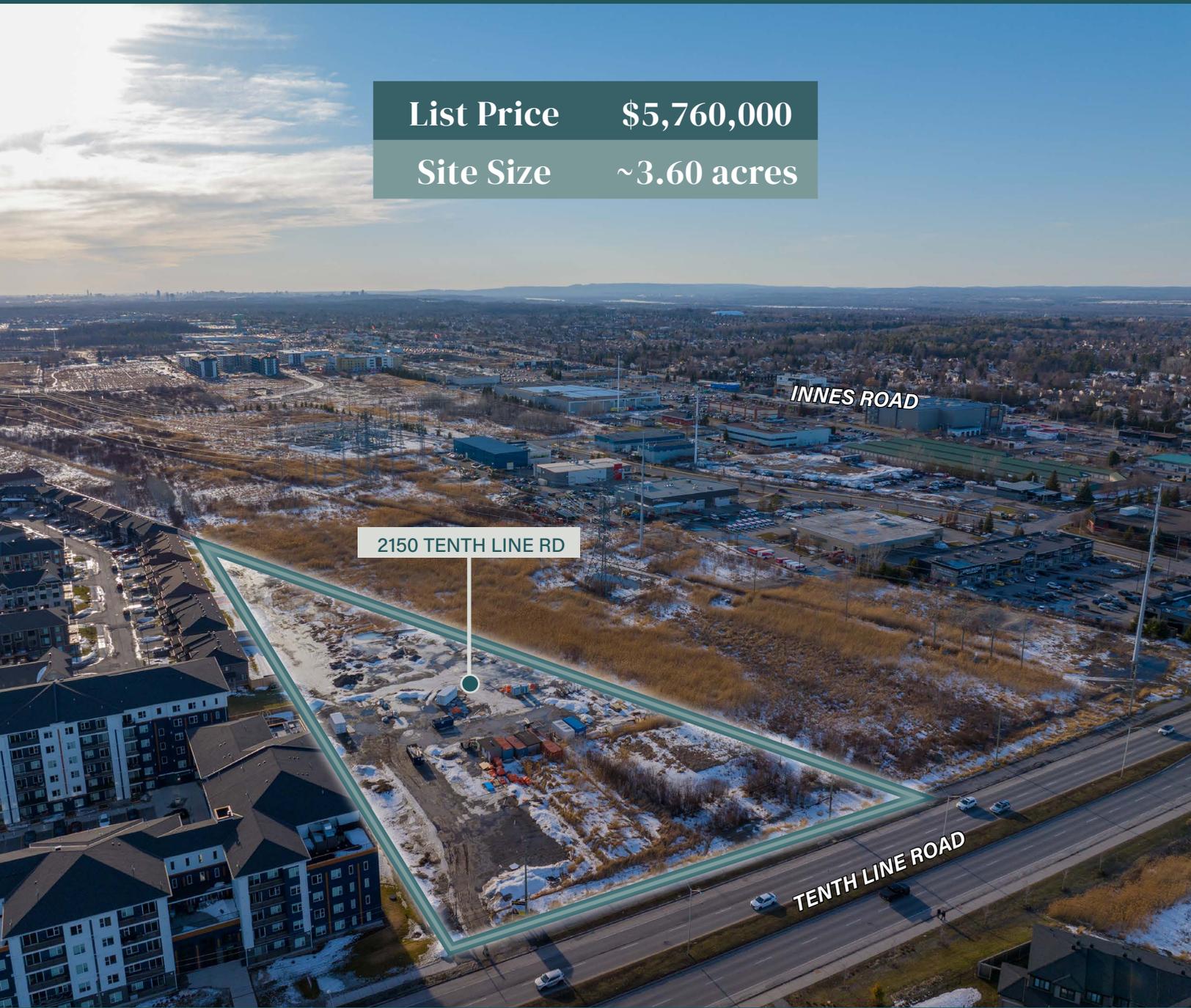
Infill Site

MIXED-USE DEVELOPMENT OPPORTUNITY

2150 TENTH LINE ROAD, OTTAWA

List Price \$5,760,000

Site Size ~3.60 acres



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About the Offering

CBRE Limited is pleased to offer for sale this +/- 3.60 acre vacant land, mixed-use development block at 2150 Tenth Line Rd (the "Property" or "Site") in Orléans within the City of Ottawa.

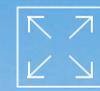
The Site has direct access and frontage to Tenth Line Road and is situated near the busy intersection at Innes Road. Located in central Orleans, the Property is surrounded by several significant and mature residential neighbourhoods. It is in close proximity to numerous amenities including shopping retail plazas, restaurants, and big box retailers such as The Superstore, LCBO, Home Depot, Metro, and many others.

The Property is currently zoned DR- Development Reserve with an Ottawa Official Plan designation of Hub, on a Minor Corridor.

The Site is directly adjacent to the proposed Cumberland Transitway, a dedicated rapid bus transit path approved by Council and the Ottawa's Transportation Master Plan August 2025 and as a Priority Transit Corridor.

This offering provides a prime infill opportunity that will allow for a mixed-use, mid-rise development within a highly sought after node of Ottawa/Orleans.

PIN	145630098 & 145630096
Total Area	~3.60 acres
Frontage	~ 325 feet along Tenth Line Road
Zoning	DR- Development Reserve
Existing Conditions	Flat, cleared land. Month to month lease for construction materials and site office.
Access	Along Tenth Line Road
Official Plan	Hub and Evolving Neighbourhood overlays.
List Price	\$5,760,000.00



3.60 acres



~325 ft. along Tenth Line Rd



DR Development Reserve Zone



Planning

OFFICIAL PLAN

Schedule B8 - Suburban (East) Transect

6.1 Hubs

Hubs are areas centred on planned or existing rapid transit stations and/or frequent street transit stops. The planned function of Hubs is to concentrate a diversity of functions, a higher density of development, a greater degree of mixed uses and a higher level of public transit connectivity than the areas abutting and surrounding the Hub. Hubs are also intended as major employment centres.

6.3 Neighbourhoods

Neighbourhoods are contiguous urban areas that constitute the heart of communities. It is the intent of this Plan that they, along with hubs and corridors, permit a mix of building forms and densities. Neighbourhoods are not all at the same stage of development, maturity and evolution. It is the intent of this Plan to reinforce those that have all elements of and presently function as 15-minute neighbourhoods; to guide those that have a few missing elements into gaining them; and to seed the conditions for future 15-minute neighbourhoods into those that currently are not.

Neighbourhoods are planned for ongoing gradual, integrated, sustainable and context-sensitive development, or where an Overlay directs evolution, for gradual well-planned transformation.

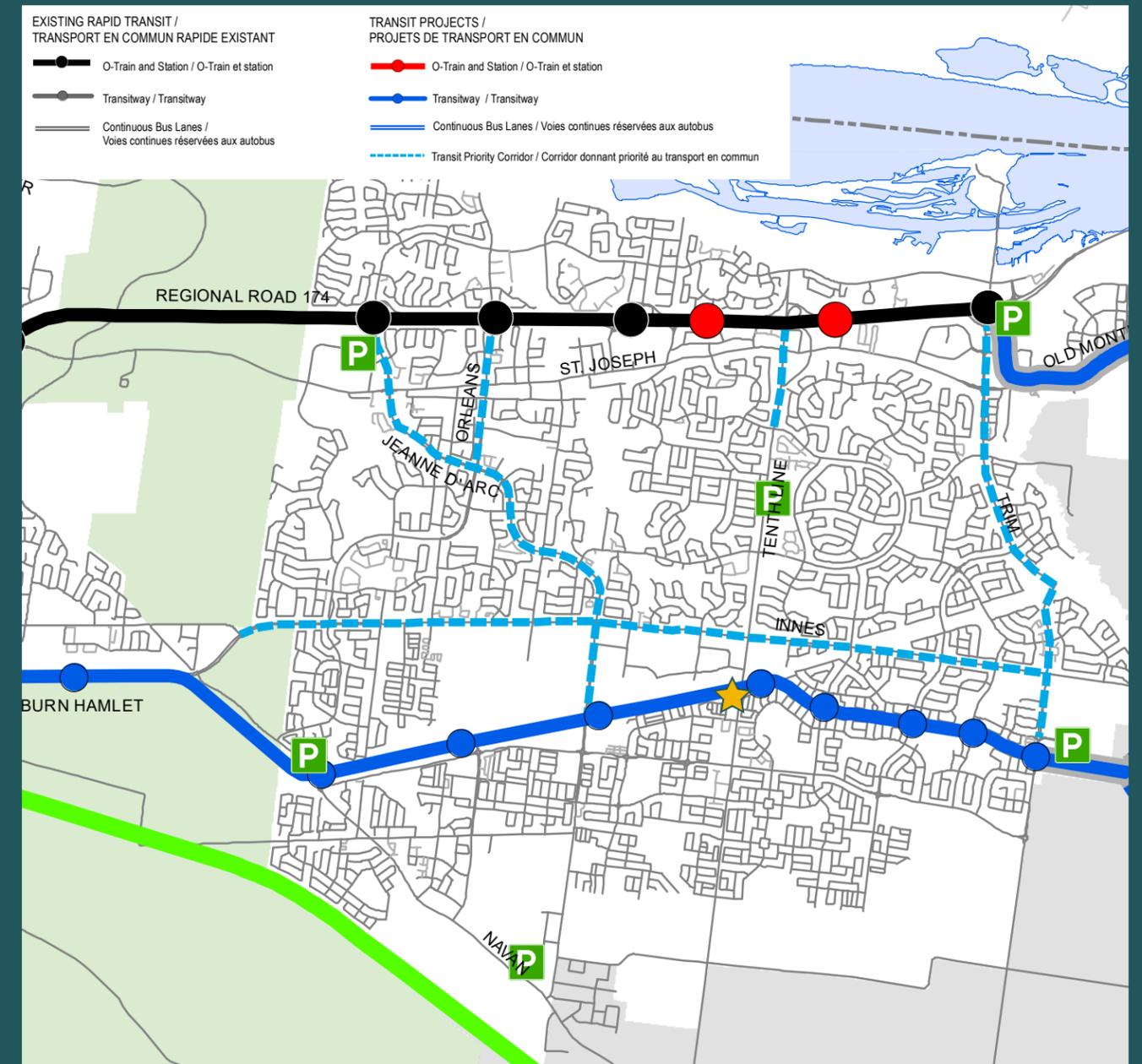


OTTAWA TRANSPORTATION MASTER PLAN

Transit Network

Based on the 2025 review of the TMP, the proposed Bus Rapid Transit line part of the Cumberland Transitway will provide additional connections in Orleans to the City's rapid transit network.

The transitway will utilize sections of the Hydro Ottawa easement north of the property. A proposed station at Tenth Line Road is to be situated less than 100 metres from the property.



Contact Us

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Nearby Amenities

RETAIL & GROCERY

- 1 Farmboy
- 2 Home Depot
- 3 Metro
- 4 Sobeys
- 5 Superstore
- 6 Winners
- 7 Best Buy
- 8 Canadian Tire
- 9 Walmart

RECREATION

- 1 Aquaview Park
- 2 Ouellette Park
- 3 Cumberland Millennium Sports Park
- 4 White Sands Golf Course & Practice Centre
- 5 Princess Louise Falls
- 6 Pine View Golf Course
- 7 Mer Bleue Conservation Area
- 8 Camelot Golf & Country Club

INSTITUTIONAL

- 1 Avalon Public School
- 2 St. Dominic Schoo
- 3 École élémentaire catholique Notre-Place
- 4 Aline-Chrétien Health Hub
- 5 College Catholic Mer Bleue
- 6 Sir Wilfrid Laurier Secondary School
- 7 St. Peter High School
- 8 Shenkman Arts Centre

