

KANATA NORTH DEVELOPMENT LAND OPPORTUNITY

0.4 ACRES

HERZBERG ROAD

DEVELOPMENT SITE





17,578 SF Site Area

Overview

Cushman & Wakefield Ottawa (the "Advisor"), on behalf of the beneficial owner, is pleased to offer for sale a 100% freehold interest in 0.4 acres of land located along Herzberg Road, between Legget Drive and Turtle Point Private (the "Property"). The Property is situated in the prestigious Kanata North Business Park.

The Property comprises 17,578 sf of greenfield development land and features approximately 123' of frontage along Herzberg Road. The Property is currently zoned IP6[1549], allowing for a range of commercial uses, including, but not limited to light industrial uses, medical facility, office, service & repair shop, and automobile service station, among others.



	Property Details	
	Legal Description	Block 4 Plan 4M1096 Except Plan 4M1203, Ottawa
	PIN	045171144
	Zoning	IP6[1549]: Business Park Industrial Zone
	Site Area	17,578 sf 0.4 acres
	Surrounding Uses	Commercial and Low Density Residential
	Access	Herzberg Road
	Frontage	~ 123'



~ 123'
Herzberg Road
Frontage



5 MINSTo Highway 417

*Area boundaries are approximate

NATHAN SMITH

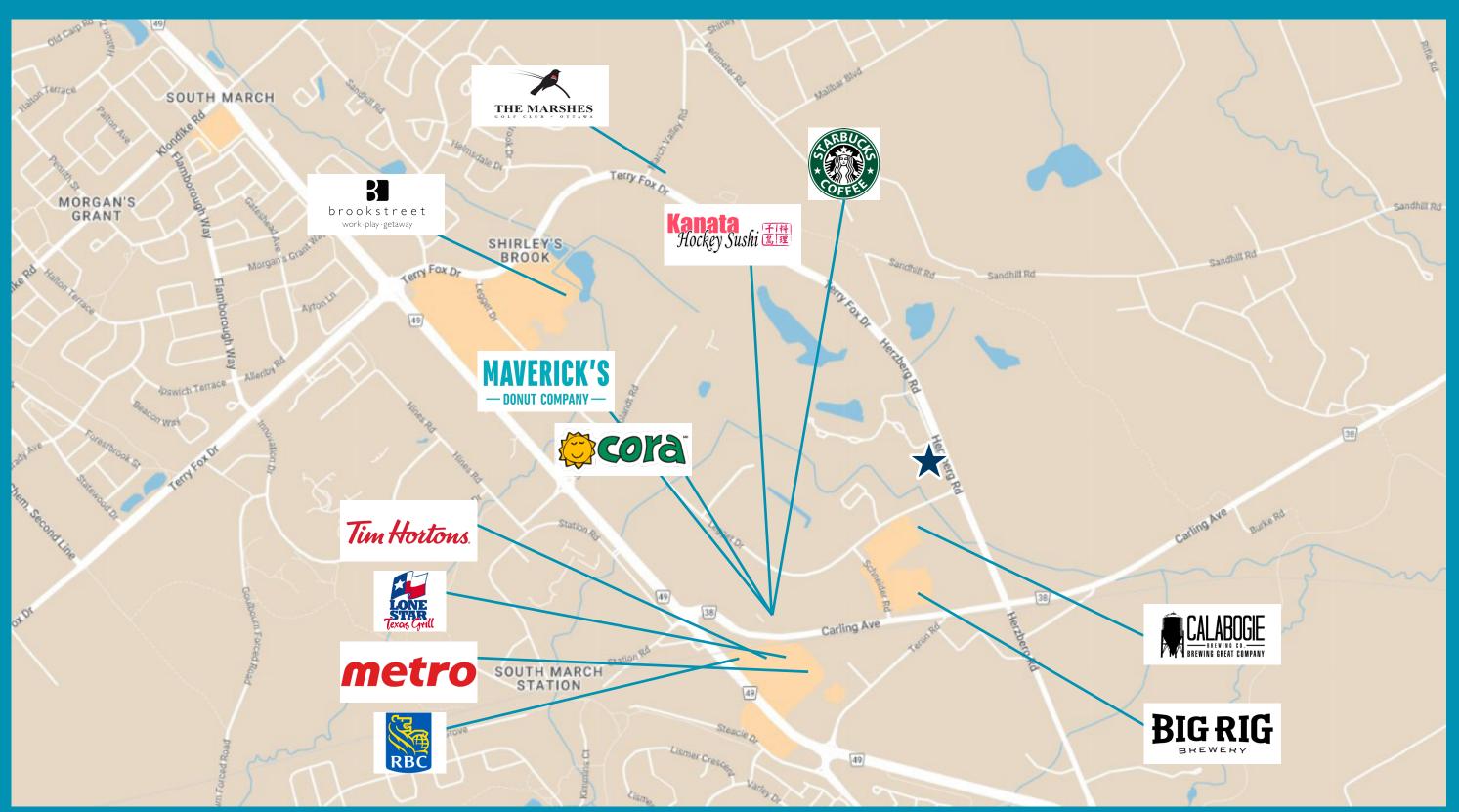
Executive Vice President Broker +1 613 780 1577 nsmith@cwottawa.com

SCOTT BROOKER

Associate Vice President Sales Representative +1 613 780 1582 sbrooker@cwottawa.com



AREA MAP







FOR SALE

HERZBERG ROAD

DEVELOPMENT SITE

NATHAN SMITH Executive Vice President SCOTT BROOKER Vice President Vice President

Sales Representative +1 613 780 1582

sbrooker@cwottawa.com

55 Metcalfe Street Suite 400 Ottawa, ON K1P 6L5 cwottawa.com

Broker

+1 613 780 1577



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