

Development Land

For Sale

2499 Palladium Drive
Ottawa, Ontario

Kanata West – Palladium/Highway 417



ASKING PRICE
\$2,535,000

QUBE PROPERTIES LTD.
REAL ESTATE BROKERAGE
255 MICHAEL COWPLAND DRIVE
OTTAWA ON K2M 6M5



2499 Palladium Drive | For Sale



High Profile Development Opportunity – Kanata West

1.692 Acres of Prime Mixed-Use Development Land

Situated in Ottawa's established Kanata West neighborhood, this property is adjacent to Kanata Palladium Auto Park, the Canadian Tire Centre, and Tanger Outlet Mall. The surrounding area is rapidly expanding, with new residential communities emerging nearby. With versatile zoning that allows for a wide range of uses, this property offers a unique opportunity for developers and investors alike.

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2499 Palladium Drive | Overview



Land Area:
73,722 SF (1.692 Ac)



84,836
POPULATION*



\$143,689
AVG HOUSEHOLD
INCOME*



39
MEDIAN AGE*



PIN:
044873092



69,443
DAYTIME POPULATION



30,116
HOUSEHOLDS*



3.0%
POPULATION
GROWTH EXPECTED
-2028*



Frontage:
+/-815.62 ft



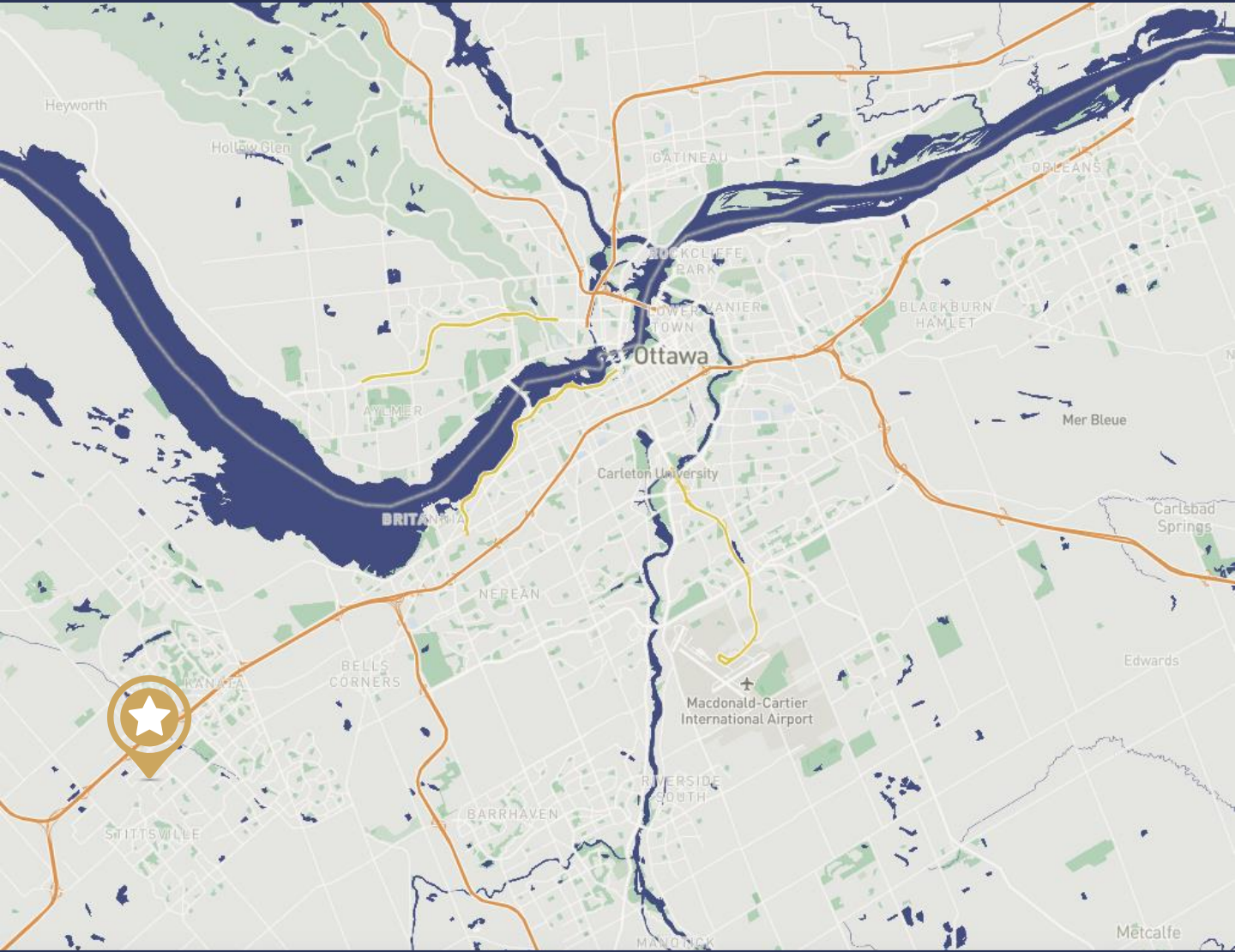
Zoning:
GM22 [2423] H(12)

* Within 5km of 2499 Palladium Drive

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