



For Sale: Residential / Industrial

# 8411 Russell Road

Industrial/ Residential property for sale in Ottawa's East End.

Ready your business for  
*expansion and growth.*

**Lennard:**

333 Preston Street, Suite 420 Ottawa, ON  
613.963.2640

[lennard.com](http://lennard.com)

# 8411 Russell Road, Ottawa

3,000 SF property for sale in Ottawa's east end.



Lot Size

**0.948 acres**

Available Area

**3,000 SF**



Zoning

**Rh (29R)**



List Price

**\$685,200.00**

Taxes (2025)

**\$15,777.00**



Availability

**Immediate**



Listing Agent

**Ian Shackell\***

Partner

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**Matt Shackell\***

Vice President

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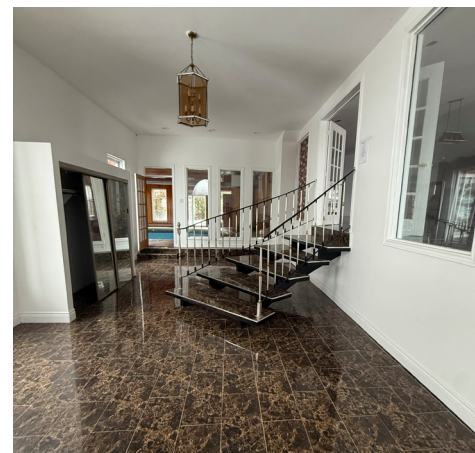
mshackell@lennard.com

\*Sales Representative

## Property Highlights

- Property is located east of Ottawa
- Utility services, including electricity, gas, and water, are currently disconnected and will need to be restored at the buyer's expense
- All buyers are advised to conduct their own due diligence during the conditional period
- Residential uses considered grandfathered, as legally non-conforming
- Ideal opportunity for a group home, place of assembly
- Property includes an indoor pool, attached garage that includes 3 parking spaces, property can hold up to 30 vehicles
- 6-minute drive to HWY
- 30-minute drive into Ottawa

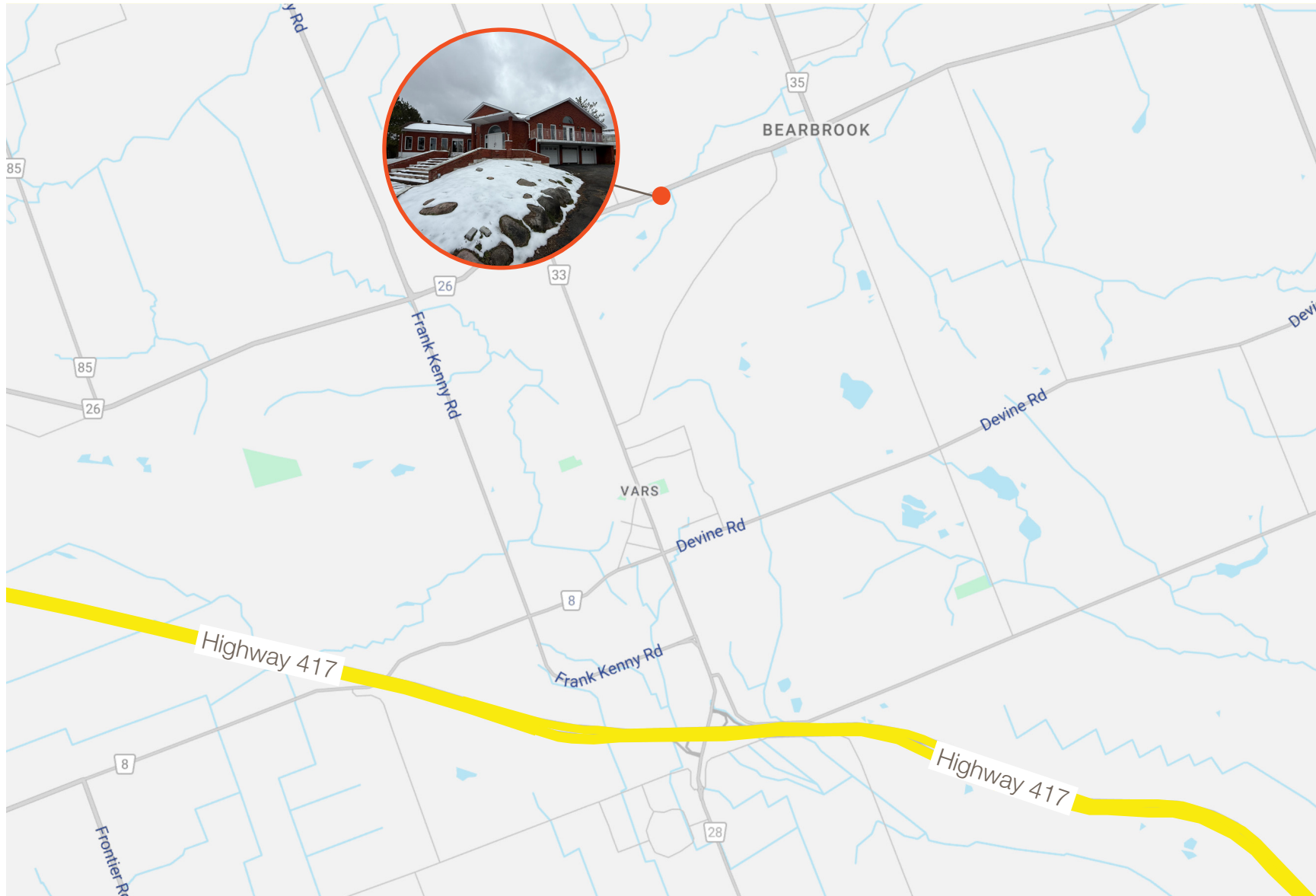
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