



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

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

\$667,000.00

Taxes (2025)

\$15,777.00



Availability

Immediate



Listing Agent

Ian Shackell*

Partner

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Matt Shackell*

Vice President

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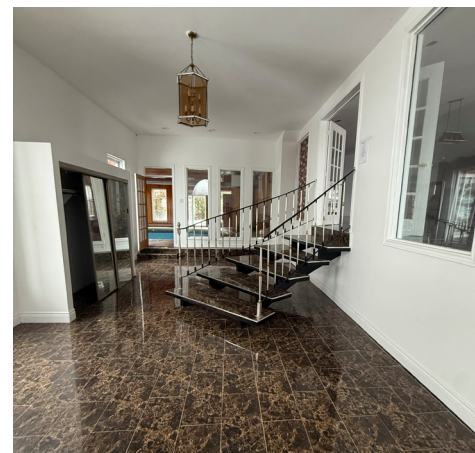
mshackell@lennard.com

*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

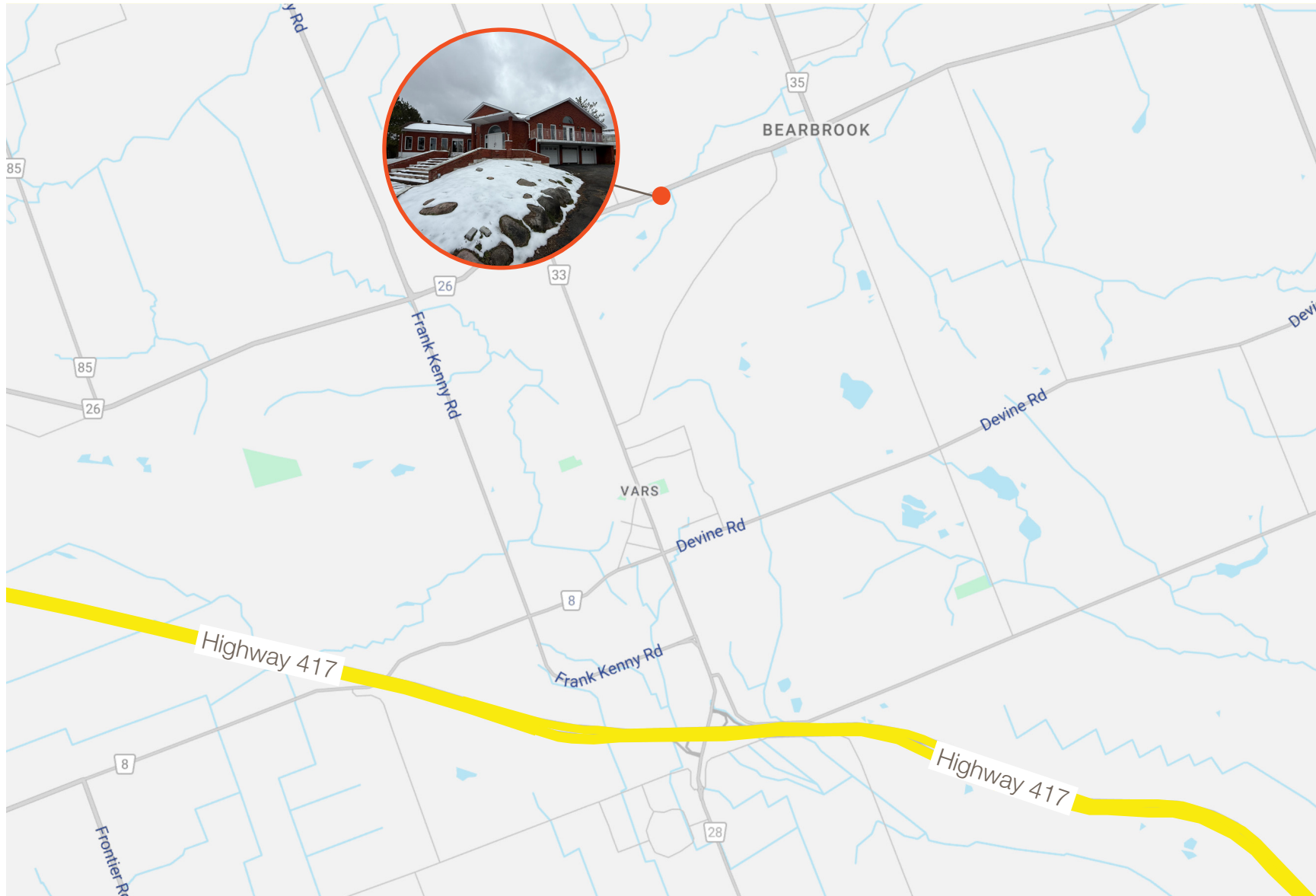
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