

2577 Edinburgh Place

Industrial Development Land For Sale



For information contact
James McNeil RPA, LEED AP Broker
613.668.7738 james@jjmcneil.ca



JJMcNEIL
commercial inc.
REAL ESTATE BROKERAGE

www.jjmcneil.ca

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Property Highlights

- Lot Size – Approximately 1 Acres
- Asking Price \$1,200,000
- Zoning - IH – Heavy Industrial Zone
(Sections 201 - 202)

About 2577 Edinburgh Place

Prime Development Opportunity in Ottawa East. Unlock the potential of 2577 Edinburgh Place — a rare, one-acre parcel of vacant industrial land ideally situated in the heart of Ottawa's east-end business corridor. Zoned for a wide range of industrial and commercial uses, this flat, ready-to-build site offers exceptional flexibility for owner-users, developers, or investors looking to capitalize on strong market demand. Surrounded by established businesses and just minutes from Highway 417, this site combines accessibility, visibility, and opportunity in one strategic location.

Key Features:

- Prime East-End Location – Strategically located in the Sheffield Industrial Park, minutes from Highway 417 and the Ottawa Train Yards retail hub.
- Approx. 1 Acre of Vacant Land – Flat, cleared, and ready for development.
- Utilities at Lot Line – Municipal water, sanitary, hydro, and gas available.
- Ideal for Owner-Users, Developers, or Investors – Build-to-suit potential in a high-demand industrial node.
- Surrounded by Established Businesses – Strong industrial/commercial presence nearby supports ongoing growth and stability.



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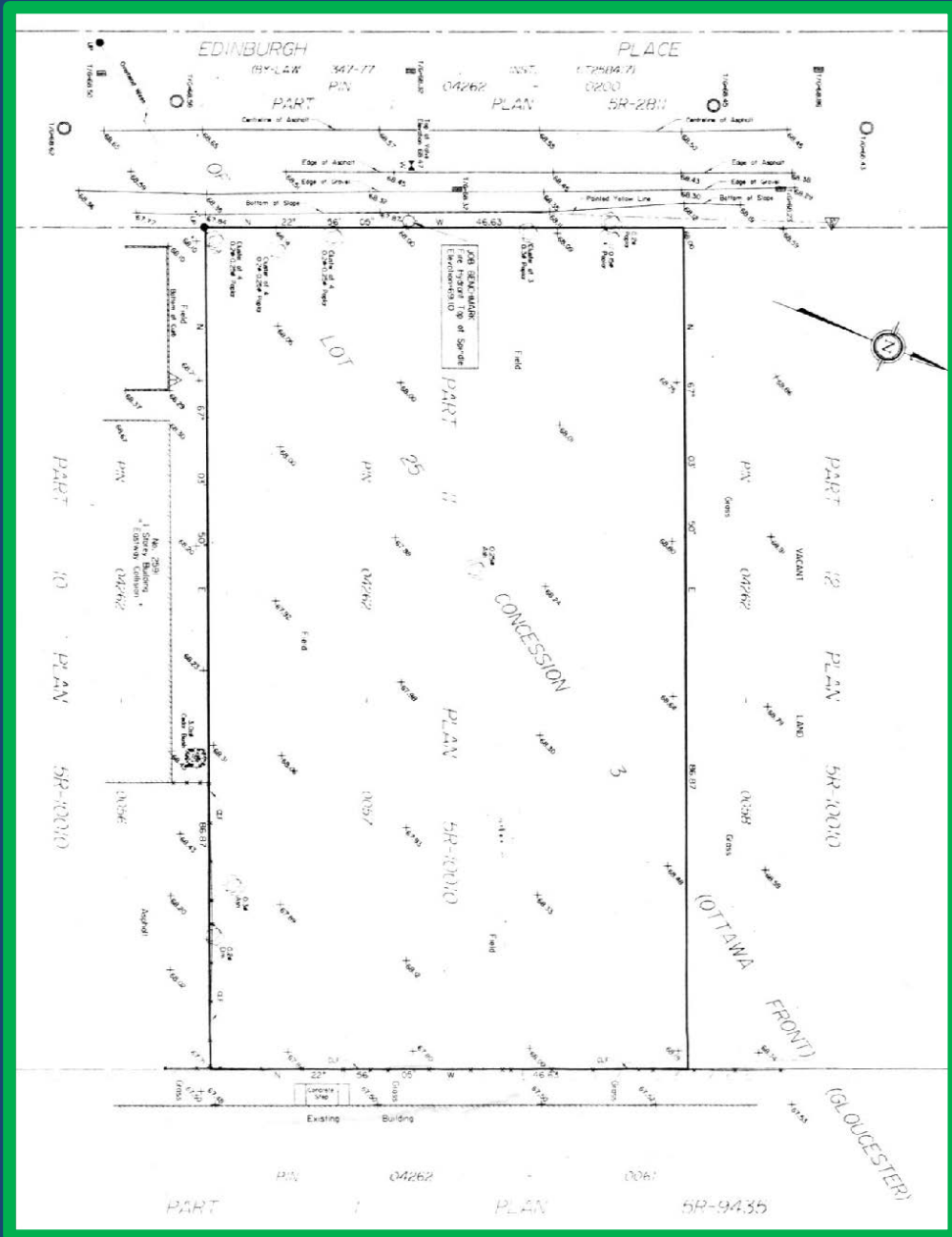


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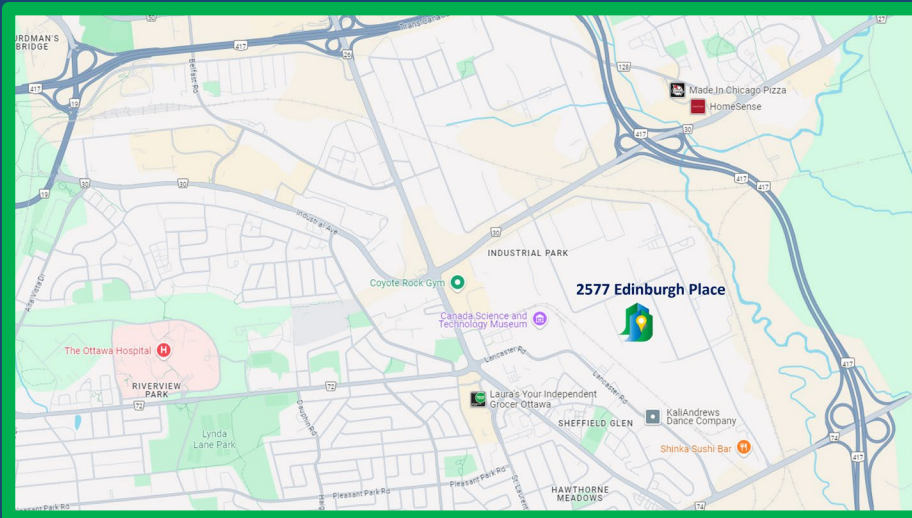


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