

**ASKING PRICE: \$1,425,000**



**KANATA NORTH DEVELOPMENT LAND OPPORTUNITY  
1.09 ACRES**

# **33 TERENCE MATTHEWS**

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## **DEVELOPMENT SITE**



**CUSHMAN &  
WAKEFIELD**  
Ottawa

FOR SALE

# 33 Terence Matthews DEVELOPMENT SITE



## Overview

Cushman & Wakefield Ottawa (the “Advisor”), on behalf of the beneficial owner, is pleased to offer for sale a 100% freehold interest in 33 Terence Matthews Crescent, Ottawa (the “Property”). The 1.09-acre site is strategically located within the established Kanata South Business Park, just off Eagleson Road near Michael Cowpland Drive, offering strong connectivity across one of Ottawa’s premier suburban nodes.

The Property provides ~47,480 square feet of cleared, gravel-covered land with ~177 feet of frontage on Terence Matthews Crescent. Zoned IP4 – Business Park Industrial, it permits a wide range of commercial and light industrial uses, including office, medical facility, place of assembly, and more.

Situated a mere 350 metres from Eagleson Place Plaza and surrounded by established residential communities, the site benefits from immediate access to retail, services, and dining, as well as a strong local workforce. With excellent highway access via Highways 417 and 416, 33 Terence Matthews Crescent offers purchasers a flexible development opportunity in a highly connected, amenity-rich location.

### NATHAN SMITH

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**1.09 Acres**  
(est.)

Site Area



**~ 177'**

Terence Matthews Cres.  
Frontage



**5 MINS**  
To Highway 417

## Property Details

Legal Description

PCL 31-7, SEC GB-10; PT E  
1/2 LT 31, CON 10, PTS 7 &  
8, 4R6188 ; S/T N361630E  
GOULBOURN

PIN

047440146

Zoning

IP4 - Business Park  
Industrial

Frontage

~177 Feet



**CUSHMAN &  
WAKEFIELD**  
Ottawa

# AREA MAP



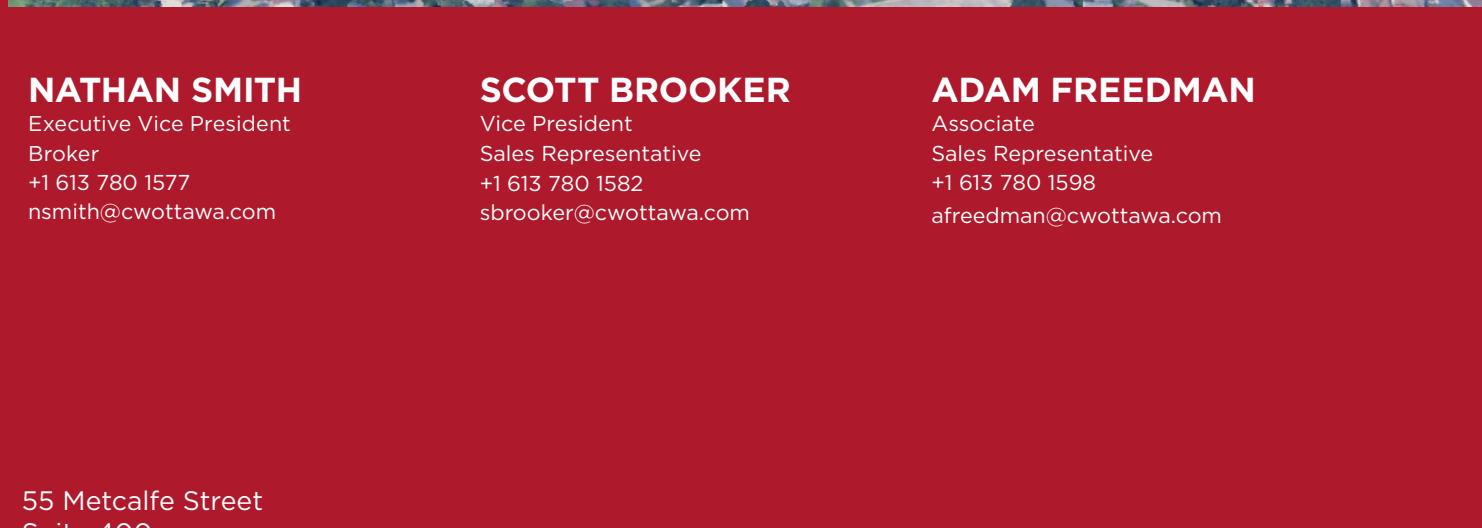


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