



Possible Development Options



Price: **\$549,000.00**

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Salient Facts - Property

Site Area:	4,929 sf 0.133 ac
Current Zoning:	IG1 - General Industrial Zone
Services:	Municipal Services

Highlights

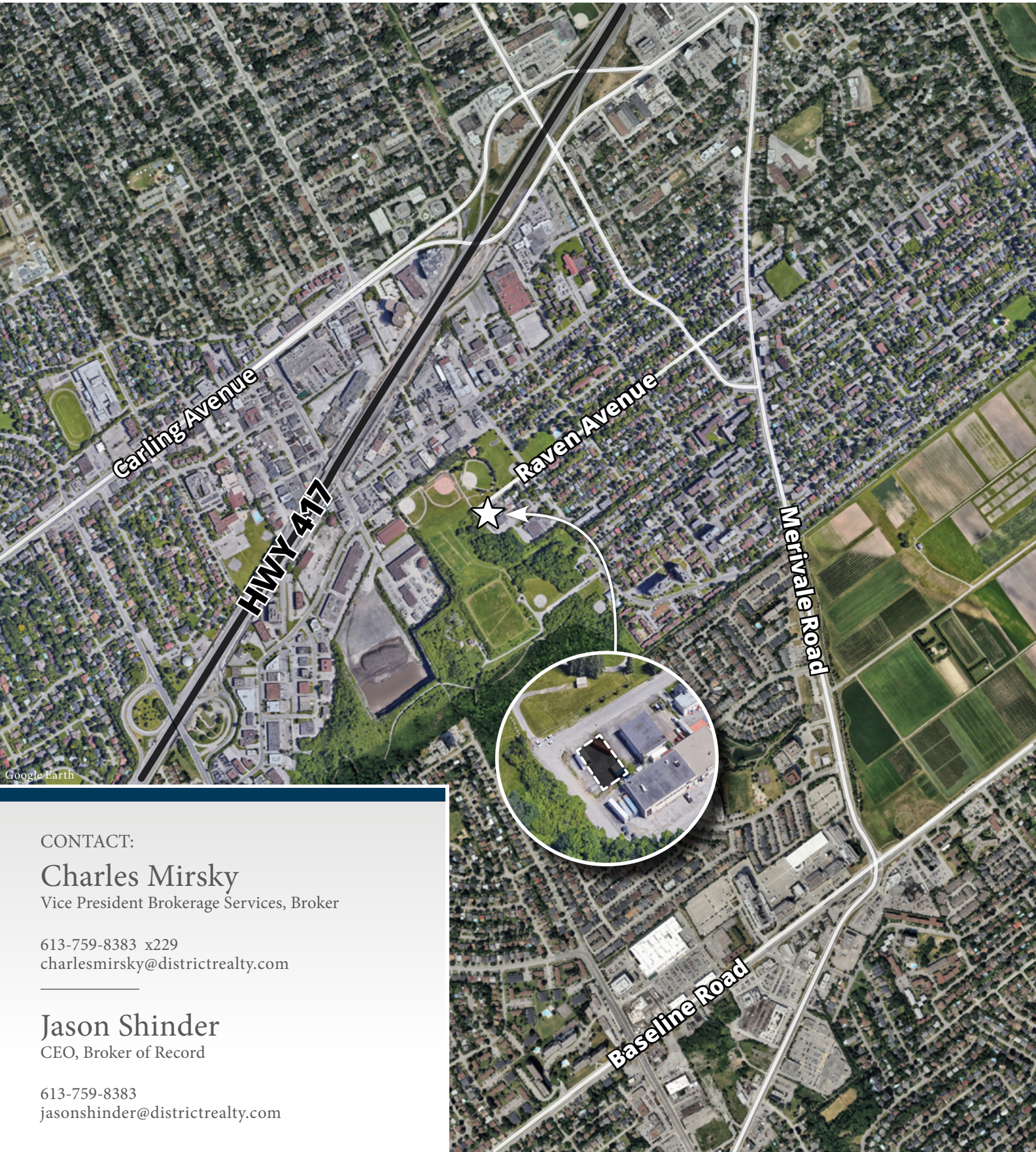
Light industrial land for sale in Ottawa west. Suitable for outdoor storage, with zoning to support a variety of redevelopment options including retail, athletic uses, medical facility, commercial office, and more. This property is ideal for tradespeople or contractors looking to build the perfect warehouse/garage and office. Land also allows for small yard for storage. Storage containers currently on the property can be included in the sale.

* Long list of Permitted Uses on Page 3

Conveniently located close to HWY 417, with a wide range of major retailers close by on Merivale Road and Carling Avenue. There is a population of about 89,957 within a 3km radius.

Integrity. Dedication. Professionalism.
LIGHT INDUSTRIAL LAND FOR SALE

1566 Raven Avenue, Ottawa



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Permitted Uses

- Animal hospital
- Broadcasting studio
- Cannabis Production Facility, contained within a building that is not a greenhouse. (By-law 2019-222)
- Catering establishment
- Crematorium
- Drive-through facility
- Emergency service
- Garden
- Nursery
- Heavy equipment and vehicle sales,
- Rental and servicing
- Leaf and yard waste composting facility
- Light industrial uses
- Medical facility
- Office park
- Parking garage
- Parking lot
- Personal brewing facility (By-law 2019-41)
- Place of assembly
- Printing plant
- Production studio
- Research and development centre
- Service and repair shop
- Storage yard
- Technology industry
- Training centre
- Truck transport terminal
- Warehouse
- Waste processing and transfer facility (non-putrescible) (By-law 2014-289)