

**AVISON  
YOUNG**

# For Sale

## 2625 Draper Avenue

**School Site with Development Potential**

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# The Opportunity

## For Sale 2625 Draper Avenue

On behalf of the Ottawa Carleton District School Board (OCDSB) Avison Young is pleased to offer 2625 Draper Avenue for sale. The existing school is in good condition, and comprises approximately 25,000 sf usable space and includes for offices, classrooms, gymnasium and kindergarten rooms. Currently zoned I1A H(15)- Institutional Zone, the total site is 5.53 acres in size, and is considered to have strong development potential as its highest and best use. Buyers may also opt to retain the school for its institutional use purposes.

The site is well situated within the outer urban transect community of Redwood-Graham Park and is well-served by an immediate arterial road network and provides ample transit options in the form of a proposed Bus Rapid Transit Station (BRT) and optimized bus transit along Baseline Road, and access within 1 km of [the Pinecrest LRT Station](#).

The Redwood-Graham Park Community is transitioning with further development planned, or already in development, along the new proposed arterial corridors and complementing the upcoming opening of the Stage 2 Confederation Line LRT.

## Key Highlights



High-profile central location



Development opportunity



Optimized transit options



Within existing community



Ample amenities and services nearby



Potential school or institutional site





# Gallery

## For Sale 2625 Draper Avenue





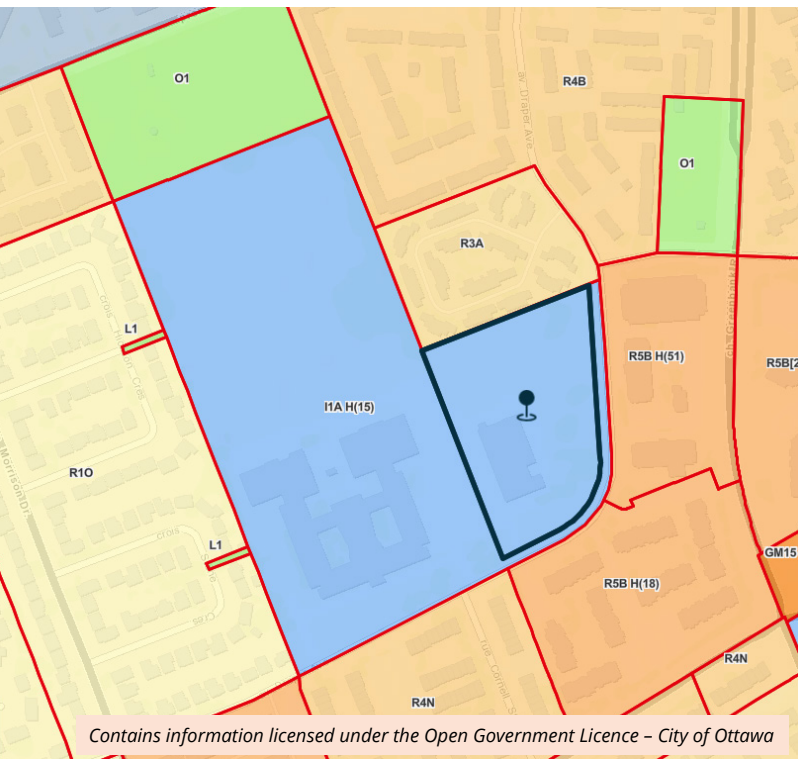
# Zoning

## For Sale 2625 Draper Avenue

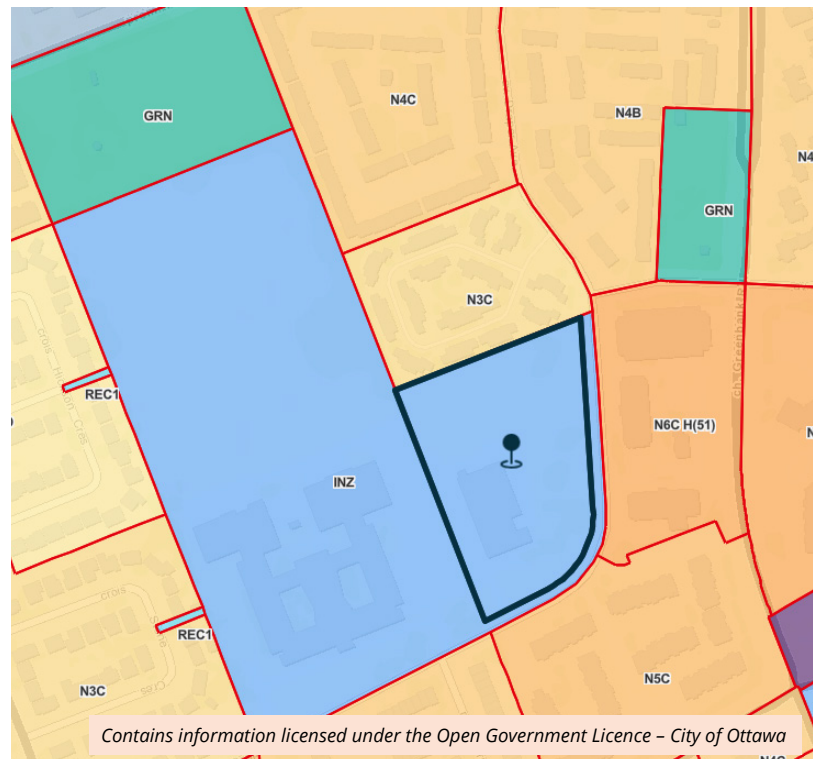
### 2625 Draper Avenue , Ottawa

|                     | Existing Zoning (By-law 2008-250)   | New Zoning (By-law 2026-50) Final draft  |
|---------------------|---|--|
| Zone code           | I1A H(15)   | INZ  |
| Legend grouping     | Institutional Zones   | Institutional Zone   |
| Zoning overlays     |   |  |
| Link to By-law text | <a href="#">Existing Zoning (By-law 2008-250) on Ottawa.ca</a><br><a href="#">🔗</a> | <a href="#">Final draft of the new Zoning (By-law 2026-50) on Ottawa.ca</a><br><a href="#">🔗</a> |

#### Current Zoning - I1A H(15)

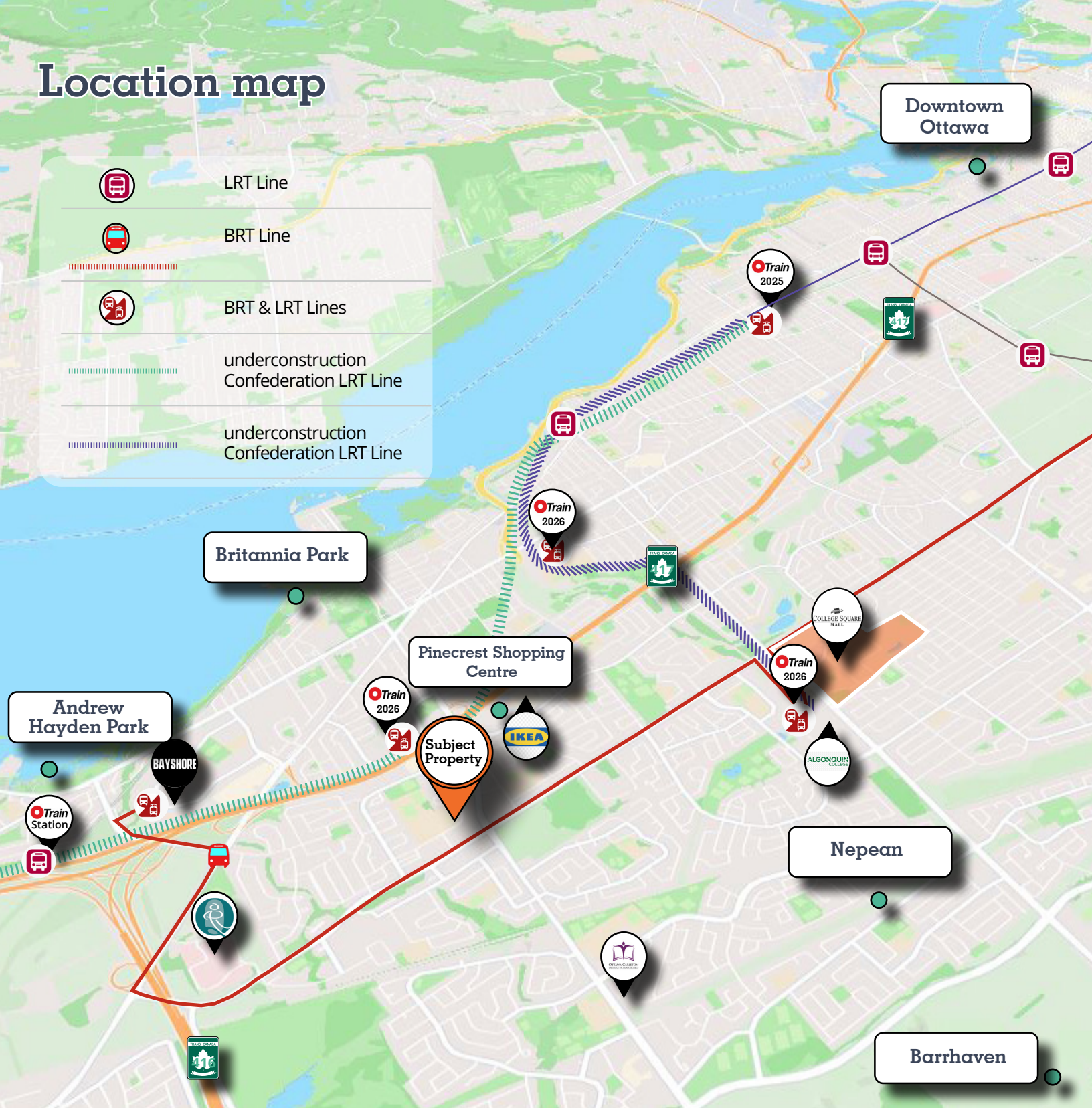


#### New Zoning - INZ



**For more details, please visit the link to the detailed zoning information**

# Location map



## Travel Distances

|                 |         |                              |         |
|-----------------|---------|------------------------------|---------|
| Highway 417     | 4 mins  | Kanata                       | 9 mins  |
| Downtown Ottawa | 18 mins | Ottawa International Airport | 23 min  |
| Highway 416     | 9 mins  | Barrhaven                    | 12 mins |

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**Get more  
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