



Rare prime development-ready land

- Asking price: \$12,900,000.00 (\$1,500,000.00/acre)
- 8.6 acres, flat, unencumbered land
- Easy access to Highway 417 and Highway 7
- Adjacent to both future residential and commercial developments
- Neighbourhood Mixed-Use zoning allows for a variety of residential, commercial, and institutional uses

Get more information

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Platinum member

Property information

For Sale
2475 Palladium Drive
Kanata, ON



Amid the quickly expanding communities at Palladium and Huntmar Drives, this offering is a rare opportunity to develop 8.6 acres of development-ready desirable land. Offering flat and unencumbered land this opportunity sits amid a quickly transitioning area at the west side of Kanata and just east of Stittsville.

Ample amenities complement the site, with the well-established Palladium Autopark nearby, Tanger Outlets, and Kanata West Business Park minutes away. With land quickly being absorbed in the area, this is a unique opportunity for a variety of development options.

Zoning

For Sale

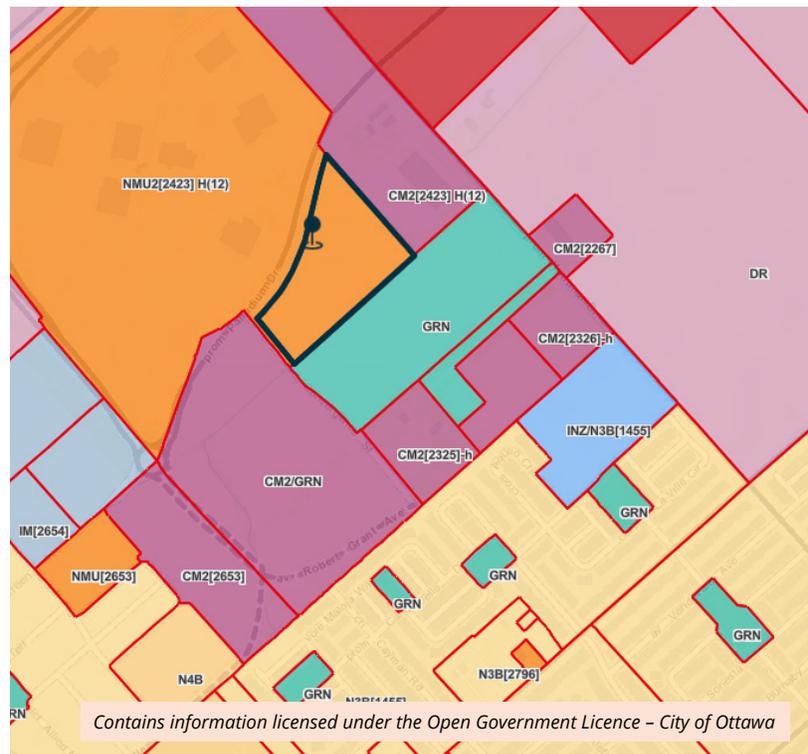
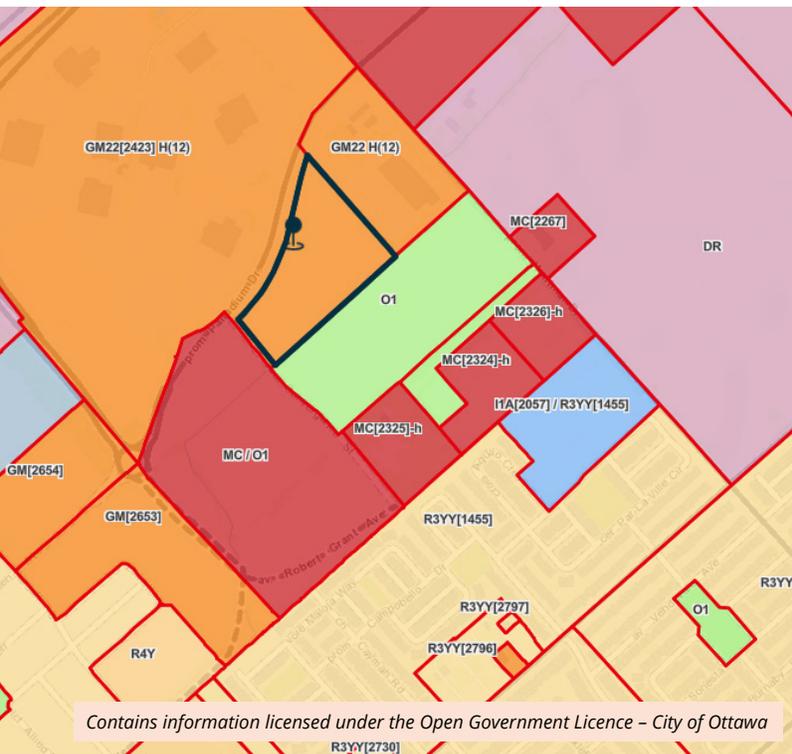
2475 Palladium Drive
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Current and proposed zoning permits such uses as residential, institutional, commercial, or mixed-use development. Initial indications indicate some additional flexibility on the part of the City for rezoning as may be desired.

	Existing Zoning (By-law 2008-250)	New Zoning (By-law 2026-50) Final draft
Zone code	GM22[2423] H(12)	NMU2
Legend grouping	Mixed Use - Commercial Zones I	Neighbourhood Mixed-Use Zone
Zoning overlays		
Link to By-law text	https://documents.ottawa.ca/sites/default/files/zoning_bylaw_part10_	https://ottawa.ca/en/planning-development-and-construction/

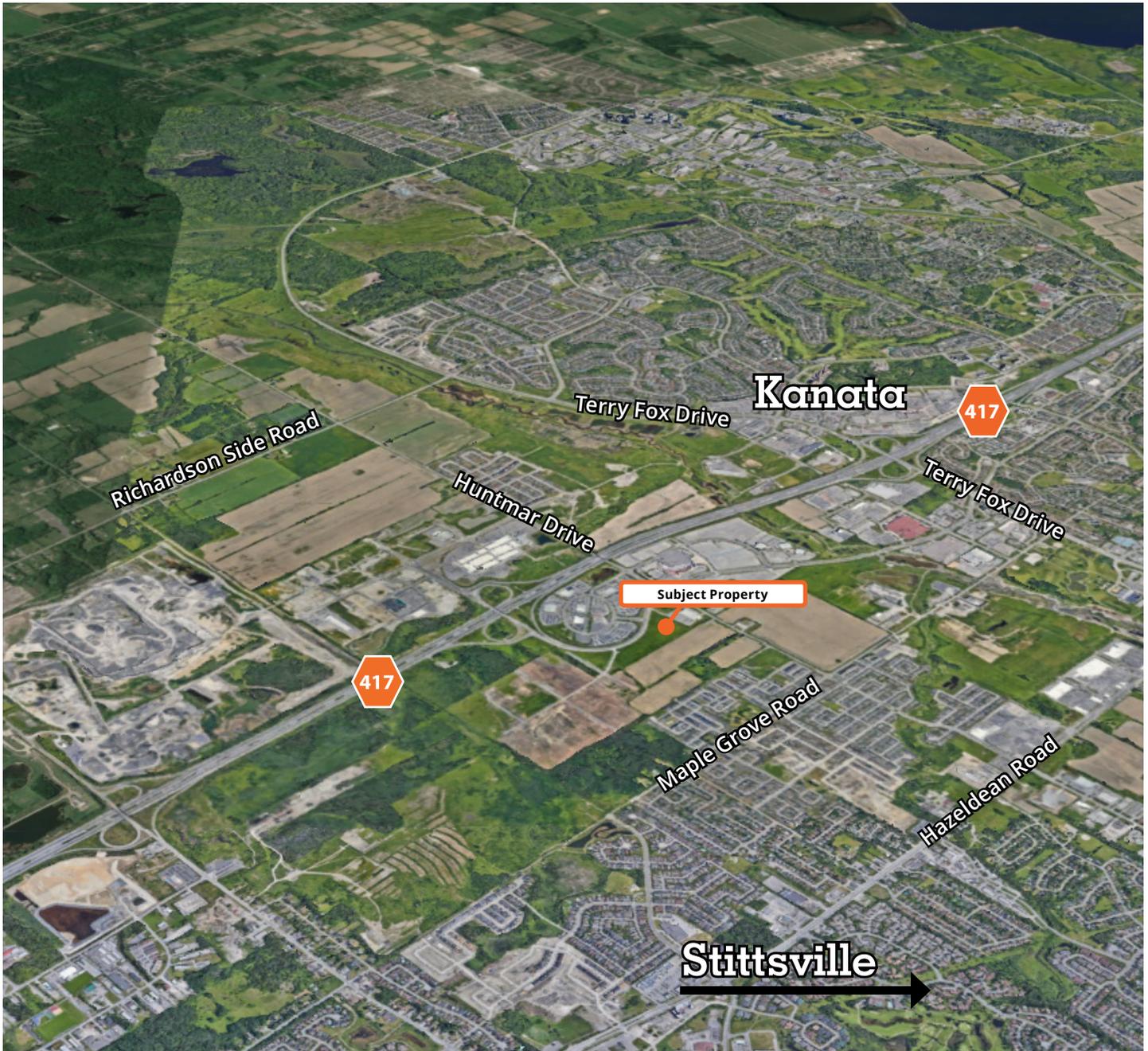
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New Zoning - NMU2



Location map

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