



### Space Availability

+/- 2,331 sf

### Asking Price

~~\$1,699,000.00~~ — **\$1,599,000.00**

### Property Taxes

\$14,431.18 approx.

### Space Highlights

- Environmental remediation complete
- On septic and well
- Located on River Road off of Limebank Road
- Reception/waiting room, storage room, washroom, high-bay garage with two overhead roll up doors
- Ample parking onsite
- Minutes from the Ottawa International Airport
- Recent building/property upgrades: New roof, septic tank and furnace. Freshly painted with updated front desk and waiting room.

### Get more information

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Platinum member

# Property Overview

# Industrial space for sale

314 River Road, Ottawa, ON

Address: 314 River Road, Ottawa, K1V 1H2

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Location: Located on River Road off of Limebank Road

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Legal Description: CON 1 RF PT LOT 10 RCP  
904 LOT 17 S/E RP 5R-10837  
PART 4

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Land Area: 15, 000 feet / 0.34 Acres

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Building Size 2,331 sf

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Parking: Ample

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Ceiling Height: 13 feet

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Zoning: LC6 - Local Commercial Zone

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# Gallery

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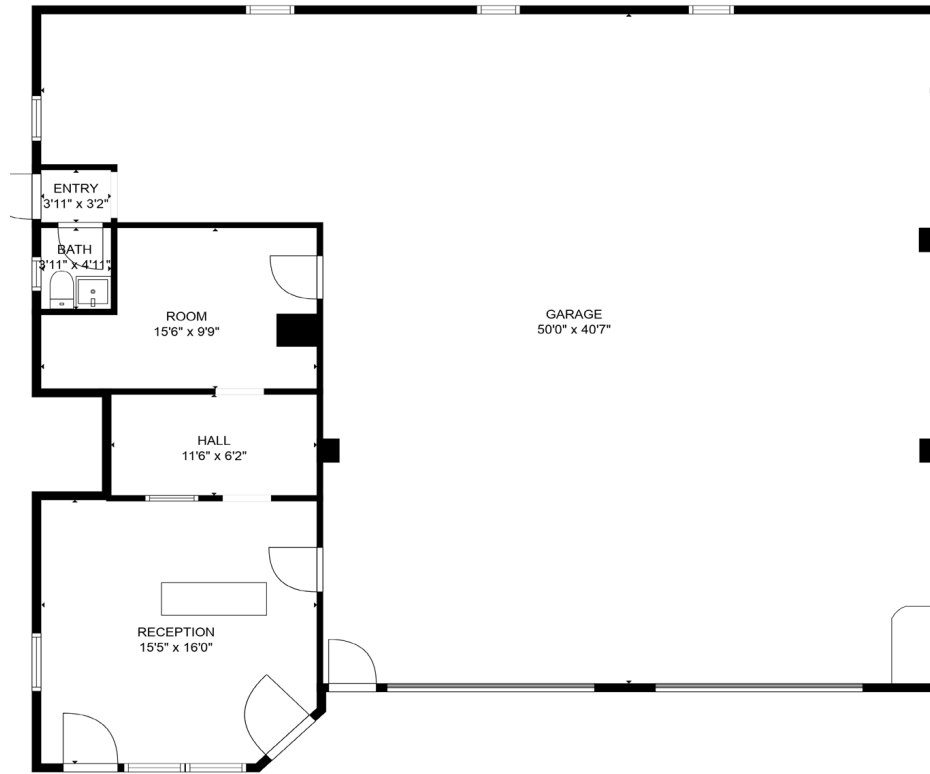
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# Floor Plan

# Industrial space for sale

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## Property Outline



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## LC6 - Local Commercial Zone

### Purpose of the Zone

The purpose of the LC – Local Commercial Zone is to:

- (1) allow a variety of small, locally-oriented convenience and service uses as well as residential uses in the General Urban Areas and in the Residential Character Areas of the Central Area designations of the Official Plan;
- (2) restrict the non-residential uses to individual occupancies or in groupings as part of a small plaza that would LC6 - Local Commercial Zone Purpose of the Zone
- (3) provide an opportunity to accommodate residential or mixed uses development; and
- (4) impose development standards that will ensure that the size and scale of development are consistent with that of the surrounding residential area. meet the needs of the surrounding residential areas;

## LC6 Subzone

### (6) In the LC6 Subzone:

- (a) the uses listed under subsection 189(1) are not permitted and only the following non-residential uses are permitted; and
- (b) A community health and resource centre, day care, library, municipal service centre place of worship and a school:
  - (i) must be in the same lot or in a building containing one of the permitted uses; and
  - (ii) cannot be developed prior to a permitted use: community gardens, see Part 3, Section 82 community health and resource centre convenience store day care drive through facility gas bar library medical facility municipal service centre office personal service business place of worship restaurant retail food store retail store school

# Map

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# Location Overview

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Demographics  
5km Radius



Total  
Population

**85,222**



Total Daytime  
Population

68,023



Average  
Age

**40**



Average Household  
Income

**\$139,094**



Labour  
Employment Rate

**\$93.7%**

### Travel Distances

Downtown, Ottawa 13.1 km | 20 mins

Kanata, Ottawa 24.3 km | 24 mins

Ottawa International Airport 5.5 km | 8 mins



**Bike Score**

**63**



**Walk Score**

**50**



**Transit Score**

**39**

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