

1166 RAINBOW STREET

OTTAWA, ON



**UNLOCK ENDLESS POSSIBILITIES: EXPLORE PRIME INDUSTRIAL
LAND FOR EXPANSION OR DEVELOPMENT**

CBRE

THE OFFERING

Discover a prime investment opportunity in the Canotek Business Park, Ottawa! This freestanding property boasts over 5,000 sq.ft. of versatile space on 2.39 acres, featuring more than 1.5 acres of excess developable industrial land. Equipped with 3 drive-in doors and heavy power capacity, this site is perfect for a variety of industrial uses. Enjoy the convenience of just a few minutes walk from the LRT Montreal Train Station. Don't miss out on this exceptional property with endless potential for an owner occupier or developer looking to build on vacant land while occupying the existing building.

PROPERTY DETAILS

Building Size	5,168 sq. ft.
Office	20%
Industrial	80%
Clear Height	18 ft.
Shipping	3 drive-in doors
Power	600V; 200A
Lot Coverage	5%
Lot Size	2.39 ac.
Asking Price	\$4,600,000
Taxes (2024)	\$68,410



ZONING

Zoned IL2 H(14)

The provisions of subsections 203(3) to (6);

- animal care establishment (By-law 2015-190)
- animal hospital
- automobile dealership
- automobile rental establishment
- broadcasting studio
- catering establishment
- day care
- drive-through facility
- emergency service
- heavy equipment and vehicle sales, rental and servicing
- light industrial uses
- medical facility
- municipal service centre
- office
- park
- parking garage
- parking lot
- personal brewing facility (By-law 2019-41)
- place of assembly
- post office
- printing plant
- production studio
- research and development centre
- service and repair shop
- technology industry
- training centre
- truck transport

IL2 SUBZONE

- (2) In the IL2 Subzone:
- (a) the uses listed in Section 203 (2) do not apply, and only the following uses are permitted, subject to Section 203 (2) (a), (b), (c) and (d):
- animal care establishment
 - instructional facility
 - recreational and athletic facility
 - restaurant

[CLICK HERE FOR MORE INFORMATION](#)

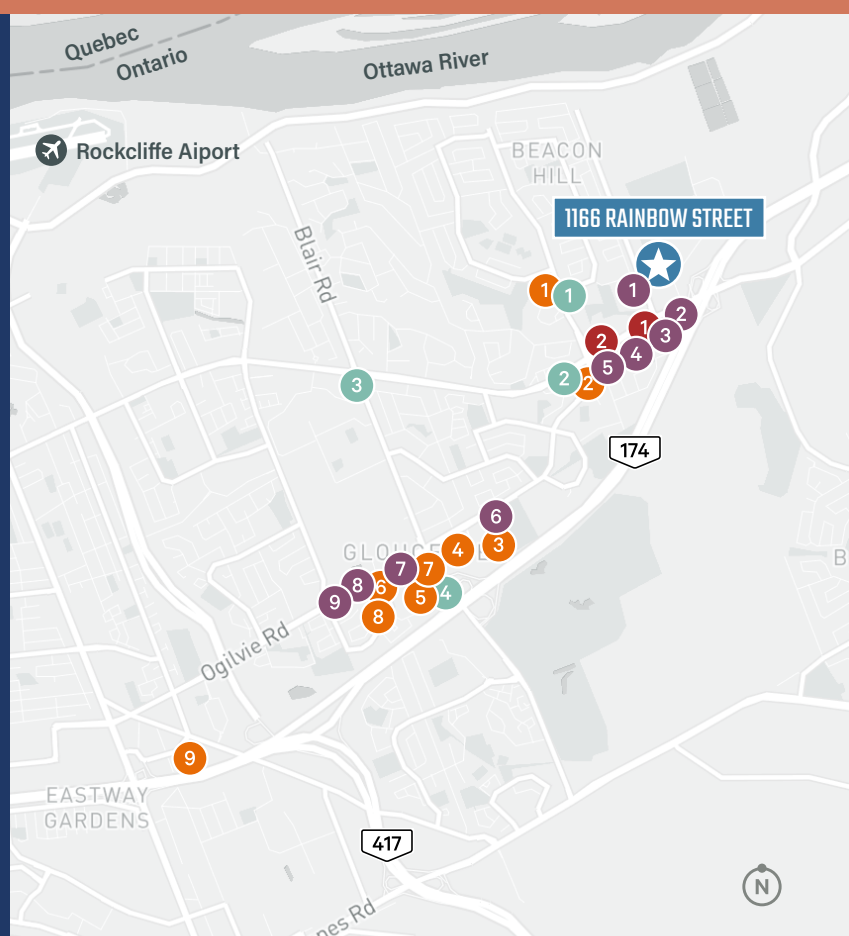
PHOTOS



LOCATION OVERVIEW

1166 Rainbow Street is conveniently located to major highways, including the 174 East and West bound ramps, ensuring easy transportation and logistics and access to the 417. Just 15 minutes from Parliament Hill, this property offers both proximity to downtown Ottawa and the benefits of an industrial park setting along the corridor towards Montreal. The surrounding area includes a mix of commercial and residential properties, providing a balanced environment for business operations in close proximity to your workforce.

Located with a short walk from the Montreal LRT Station, this industrial property is accessible by both public transit and car. Furthermore, the St. Laurent Shopping Centre, one of Ottawa's largest malls, is just a short drive or train away. This prime location ensures that all necessary amenities are within easy reach, including gas stations, parking facilities, shopping, banking, and other recreational areas, making it a highly desirable industrial property.



AVG DRIVE TIMES

Ottawa Road 174
3 min (1.0 km)

Hwy 417
6 min (5.9 km)

Downtown Ottawa
17 min (12.5 km)

Downtown Gatineau
24 min (19.5 km)

RETAIL & ENTERTAINMENT

1. Shoppers Drug Mart
2. Metro
3. Costco Wholesale
4. Canadian Tire
5. Walmart
6. Chapters
7. LCBO
8. Cineplex
9. St. Laurent Shopping Centre

RESTAURANTS

1. Smoky's Grill
2. Subway
3. McDonald's
4. Tim Hortons
5. Red Swan Pizza
6. Crust & Crate
7. Moxies
8. State & Main
9. Montana's BBQ & Bar

BANK

1. Scotiabank
2. BMO
3. TD Canada Trust
4. CIBC

GAS

1. Petro-Canada
2. Esso

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