

103 Colonnade Road

Ottawa, Ontario



ASKING PRICE

\$7,000,000.00

LAND SIZE

5.766 acres

PIN

040520571

ZONING

IL [292]-h- Light Industrial

Contact Us

Erik Falardeau*

Senior Vice President

+1 613 788 3791

erik.falardeau@cbre.com

*Sales Representative

CBRE Limited, Real Estate Brokerage

340 Albert Street, Suite 1900

Ottawa, ON K1R 7Y6

+1 613 782 2266

Property Details

CBRE is pleased to offer for sale a rare opportunity to acquire vacant land in one of Ottawa’s most established business Parks. This vacant 5.76 acre parcel in the Colonnade Business Park has excellent transportation access, is close to many amenities, and its Light Industrial Zoning allows for a wide range of uses.

The Property has frontage along Colonnade Road North and may have possible access from Prince of Wales Drive (Buyer to confirm as part of their due diligence).

Property Information

ADDRESS	103 Colonnade Road, Ottawa
PIN	040520571
TOTAL AREA	5.766 acres
ZONING	IL [292]- Light Industrial
FINAL TAXES 2024	\$65,248.72
ASKING PRICE	\$7,000,000.00



Planning Summary

Official Plan (OP) Designation- Mixed Industrial (Schedule B3- Outer Urban Transect)

OP Section 6.5- Mixed Industrial

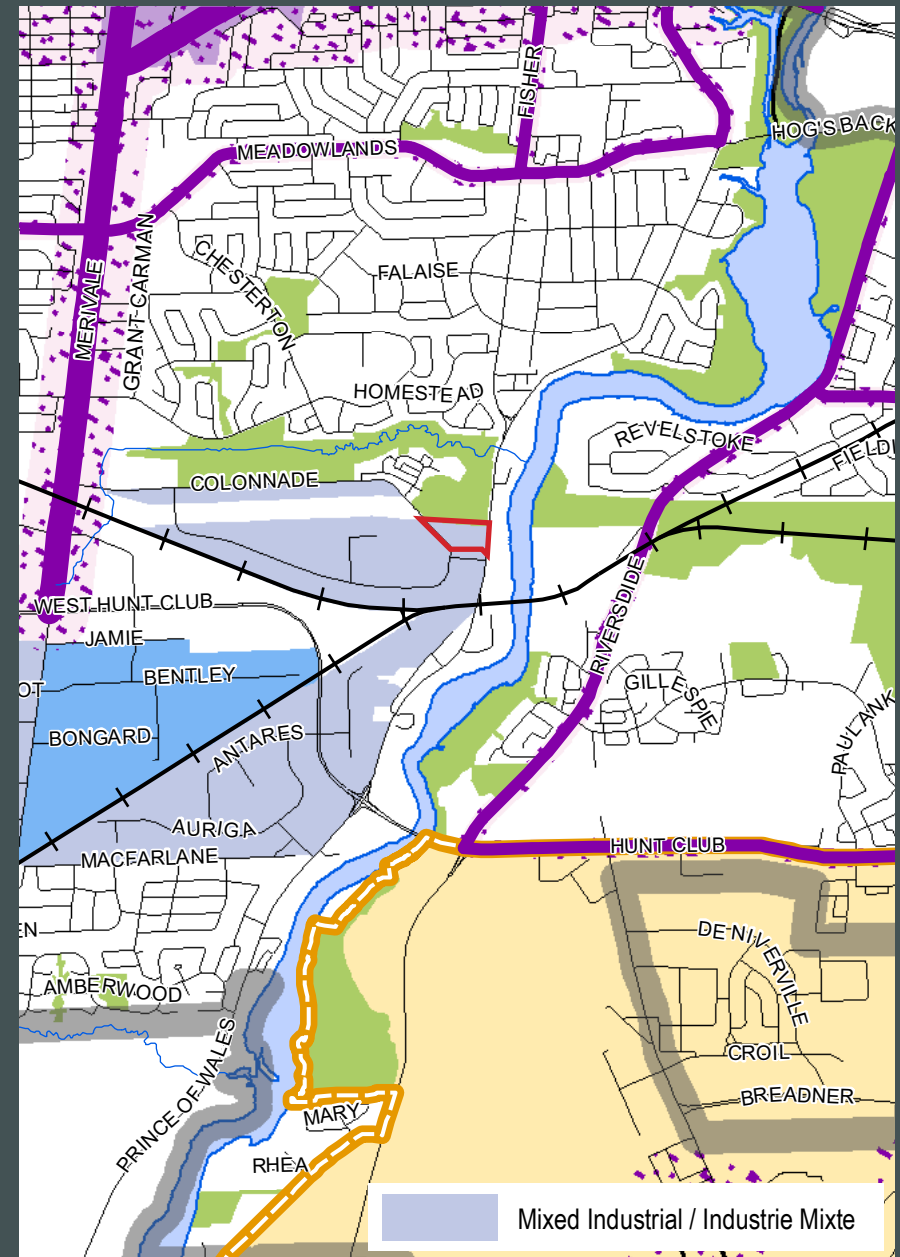
Mixed Industrial areas are characterized by a broad mix of uses including small-scale office, light industrial, wholesale, small contractors, small-scale commercial service uses and non-residential sensitive uses such as places of worship, indoor recreational uses and stand-alone licensed care centres that would otherwise not be permitted on lands designated Industrial and Logistics. Because the primary uses are not considered a nuisance or have high impacts, these areas can diversify more than Industrial and Logistics areas and can blend more into surrounding neighbourhoods.

The following uses are permitted in the Mixed Industrial designation as shown on Schedules B1 through to B8:

- Low-impact light industrial uses including light manufacturing, warehousing, distribution and storage;
- Automotive sales and service, heavy equipment sales and service;
- Trades and contractors such as carpenters, plumbers, electricians and heating, ventilation and air conditioning;
- Major Office in accordance with Subsection 3.5, Policy 12); and
- Small-scale office that is typically less than 10,000 square metres.

Current Zoning- IL [292] (h) - Light Industrial zoning includes-- bank, instructional facility, light industrial uses, medical facility, office, place of assembly, recreational and athletic facility, restaurant, full service restaurant, take-out, service and repair shop. The removal of the "h" symbol is conditional to:

- the submission of a Transportation Impact Study;
- an agreement between the City and the property owners regarding cost sharing and implementation of a schedule for the construction of road infrastructure improvements generated by the development of the lands as recommended by the Transportation Impact Study; and
- the submission and approval of a site plan.





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