

Land for Sale Merivale Rd

Ottawa, Ontario



SITE AREA 22.27 ACRES

ASKING PRICE \$22,270,000

CBRE

About the OPPORTUNITY

CBRE Limited (Ottawa) is pleased to offer for sale approximately the ±22.27 acre, vacant parcel of land fronting on Merivale Road and Prince of Wales Drive (collectively known as the "Site" or "Property") within the City of Ottawa.

The Site is part of the South Merivale Business Park that is experiencing significant development and attention from the marketplace. The Property is the largest remaining vacant parcel available for development in the Park, making it an exceptional opportunity for mid to large scale development at the gateway to Ottawa's southwest communities of Barrhaven, Riverside South, and Manotick.

The Site is designated as Mixed Industrial in Ottawa's Official Plan, Southwest Suburban Transect and zoned Development Reserve (DR) which is intended for future development. Most importantly, the Site is situated in the South Merivale Business Park which contains a variety of different developments.

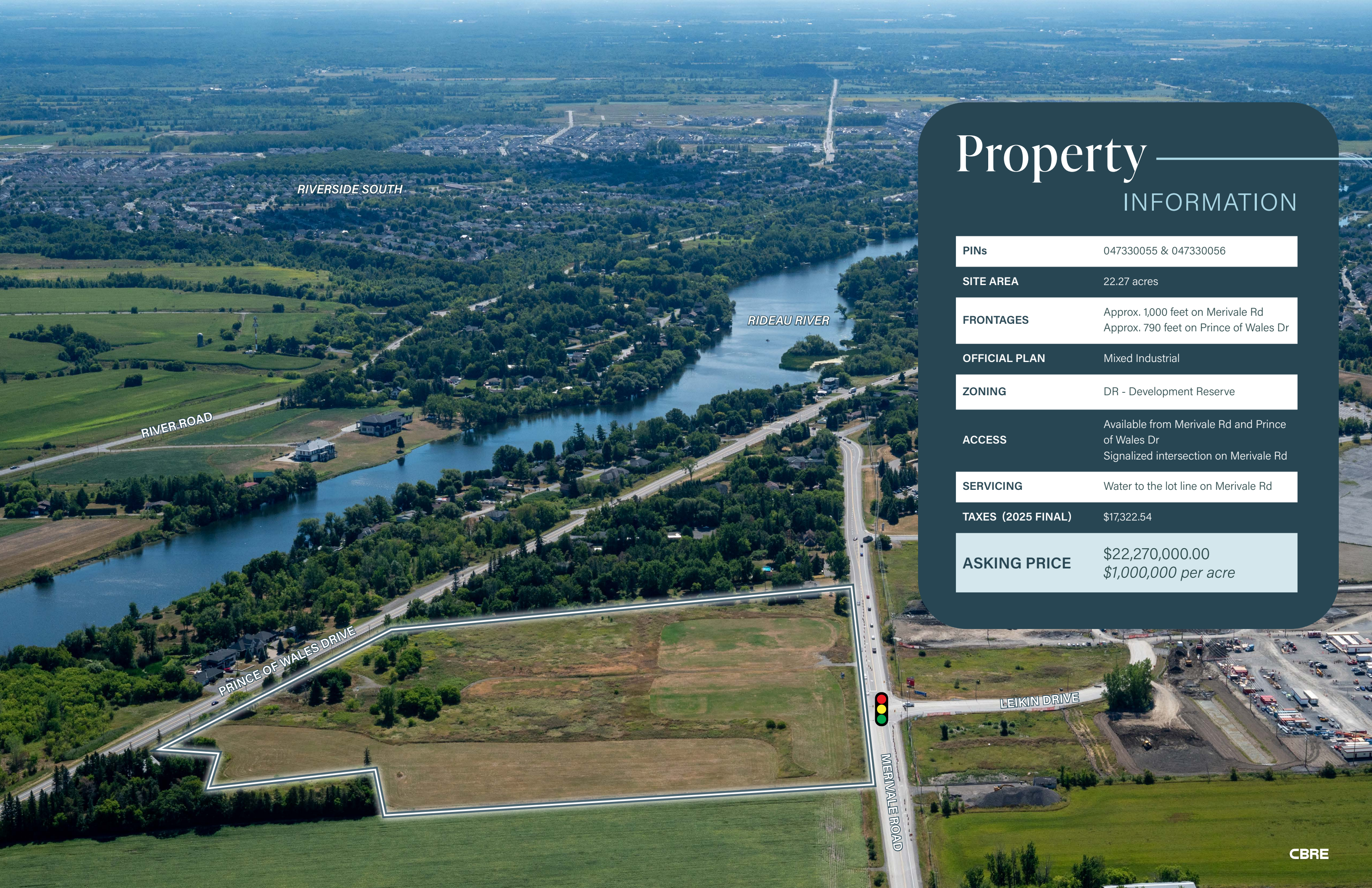
The Property offers excellent accessibility, proximity, and functionality for a variety of different uses. The ±22.27 acre site has frontage and controlled access from Merivale Road and east side access from Prince of Wales Drive. The Site is currently cleared, flat, and vacant, ready for development.

Other users in the immediate area include Amazon's latest Ottawa fulfillment centre (3.0M SF) and RCMP National Headquarters.

The property has excellent access to YOW, Hunt Club Corridor, the Strandherd bridge, Highway 416 and many other amenities.

The Site provides investors and end users an excellent opportunity to acquire development ready lands with multiple permitted uses under the Mixed Industrial Official Plan.





RIVERSIDE SOUTH

RIDEAU RIVER

RIVER ROAD

PRINCE OF WALES DRIVE



MERIVALE ROAD

LEIKIN DRIVE

Property

INFORMATION

PINS	047330055 & 047330056
SITE AREA	22.27 acres
FRONTAGES	Approx. 1,000 feet on Merivale Rd Approx. 790 feet on Prince of Wales Dr
OFFICIAL PLAN	Mixed Industrial
ZONING	DR - Development Reserve
ACCESS	Available from Merivale Rd and Prince of Wales Dr Signalized intersection on Merivale Rd
SERVICING	Water to the lot line on Merivale Rd
TAXES (2025 FINAL)	\$17,322.54
ASKING PRICE	\$22,270,000.00 \$1,000,000 per acre

Planning & Land Use

SUMMARY

OFFICIAL PLAN

The Property is included under the City of Ottawa's OP designation of Mixed Industrial.

6.5 Mixed Industrial

Mixed Industrial areas are clusters of economic activity that are less impactful and provide a broader range of nonresidential uses than Industrial areas. These areas can provide a transition between Industrial and Logistics areas and Neighbourhoods, Hubs or Corridors, and provide a supply of land for non-residential sensitive uses and smaller-scale light industrial and commercial uses. This designation corresponds to the office activities within employment areas as defined within the Provincial Policy Statement. Where applicable, these areas can contribute to 15-minute neighbourhoods through the location of neighbourhood-based uses.

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.

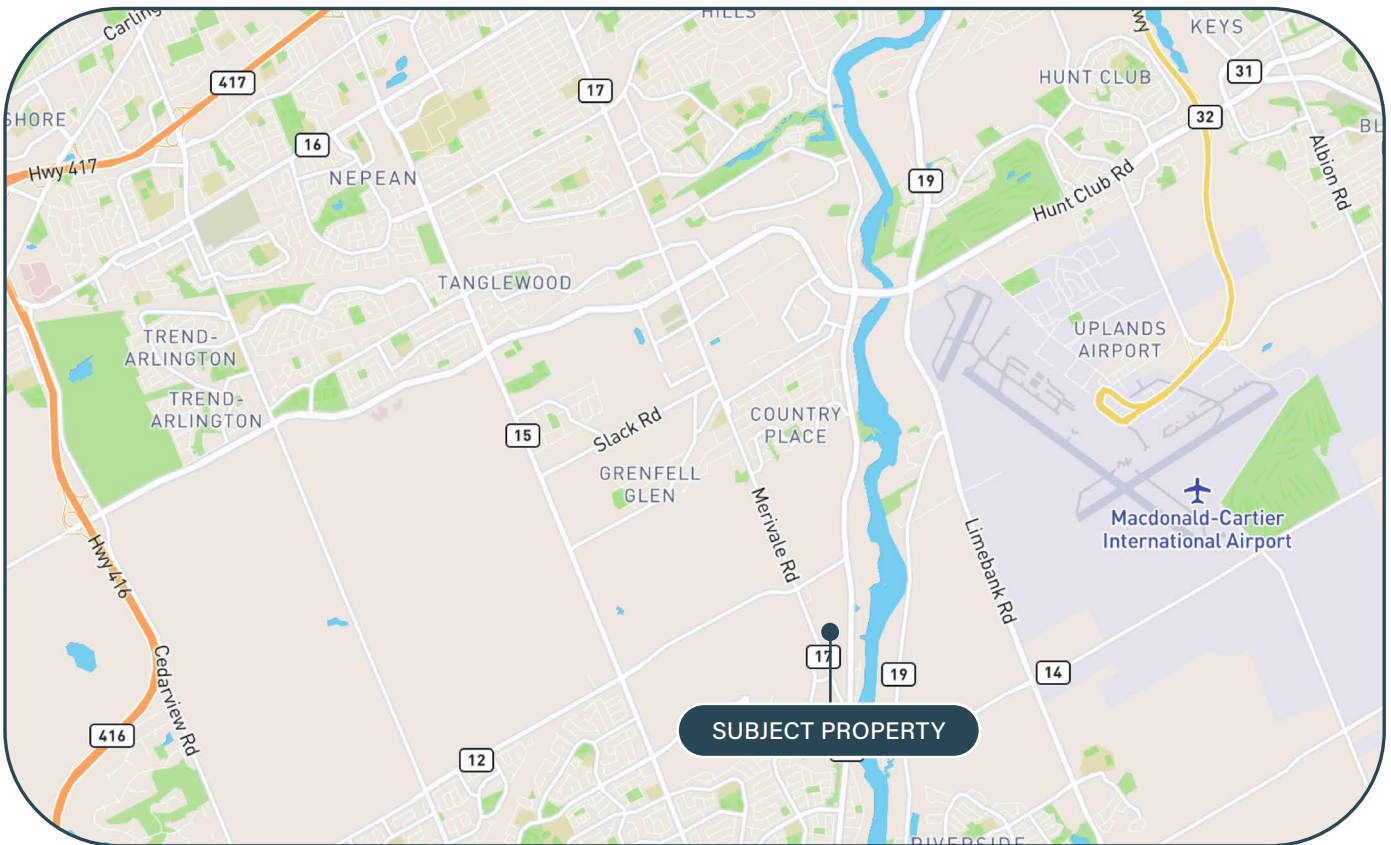
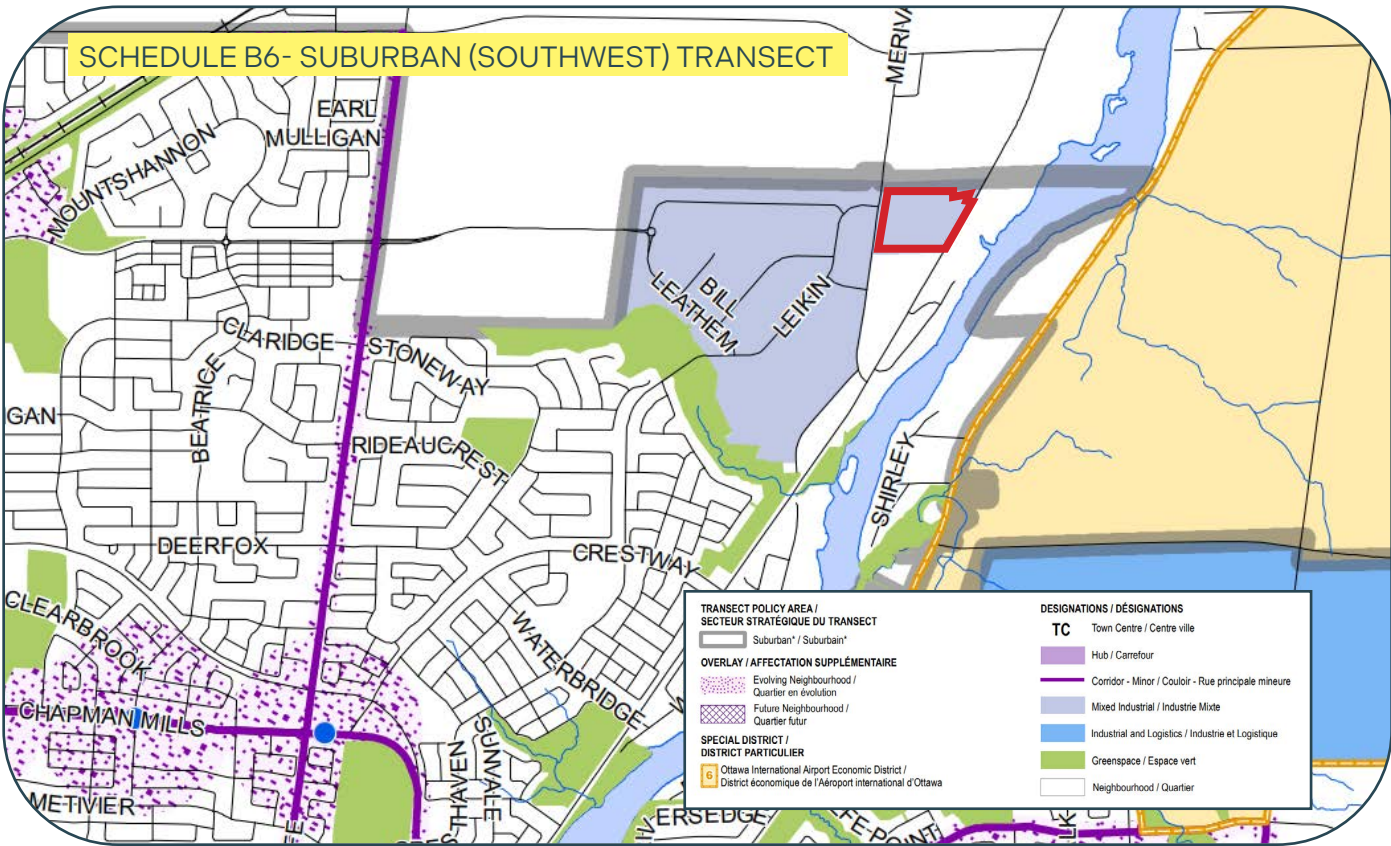
ZONING

The Property is currently zoned DR- Development Reserve.

Adjacent business and industrial lands are typically zoned IL9- Light Industrial subsection 9, however additional uses not included in IL9 could possibly be added subject to Official Plan designation of Mixed Industrial and Light Industrial Zoning (IL) permitted uses.

For example, Amazon's property is zoned IL9 with the added uses of *Truck Transport Terminal* and *Warehouse*.

- 6.5.1
- 2) The following uses are permitted in the Mixed Industrial designation as shown on Schedules B1 through to B8:
- a. Low-impact light industrial uses including light manufacturing, warehousing, distribution and storage;
 - b. Automotive sales and service, heavy equipment sales and service;
 - c. Trades and contractors such as carpenters, plumbers, electricians and heating, ventilation and air conditioning;
 - d. Major Office in accordance with Subsection 3.5, Policy 12); and
 - e. Small-scale office that is typically less than 10,000 square metres.



Surrounding AREA



DOWNTOWN OTTAWA

SUBJECT PROPERTY

OTTAWA INTERNATIONAL AIRPORT

MERIVALE ROAD

RIDEAU RIVER

AMAZON FULFILLMENT CENTER


ROYAL CANADIAN MOUNTED POLICE

LUMENTUM

BILL LEATHEM DRIVE

SALVATION ARMY

HI FRESH FOODS



OTTAWA INTERNATIONAL
AIRPORT

LIMEBANK ROAD

RIVER ROAD

RIDEAU RIVER

PRINCE OF WALES DRIVE

MERIVALE ROAD

Contact

US

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