



# 2548

**Leitrim Road  
Ottawa**

1.43 Acre Industrial Land

FOR SALE



**PARADIGM**  
COMMERCIAL



## Property Overview

2548 Leitrim Road, Ottawa, ON

An exceptional opportunity to secure a versatile 1.43-acre industrial property along Leitrim Road. Zoned IL2, this site offers flexibility for a range of uses and features a ~20,000 SF fenced compound with three existing buildings previously used as residential, office, and storage.

MLS # 1234567  
Zoning IL2  
Land size 1.43 acres  
Annual tax \$3,722 (2025)

**\$1,700,000**

**1.43 acres**



Direct Leitrim access



~20,000 SF fenced compound



Municipal water & septic



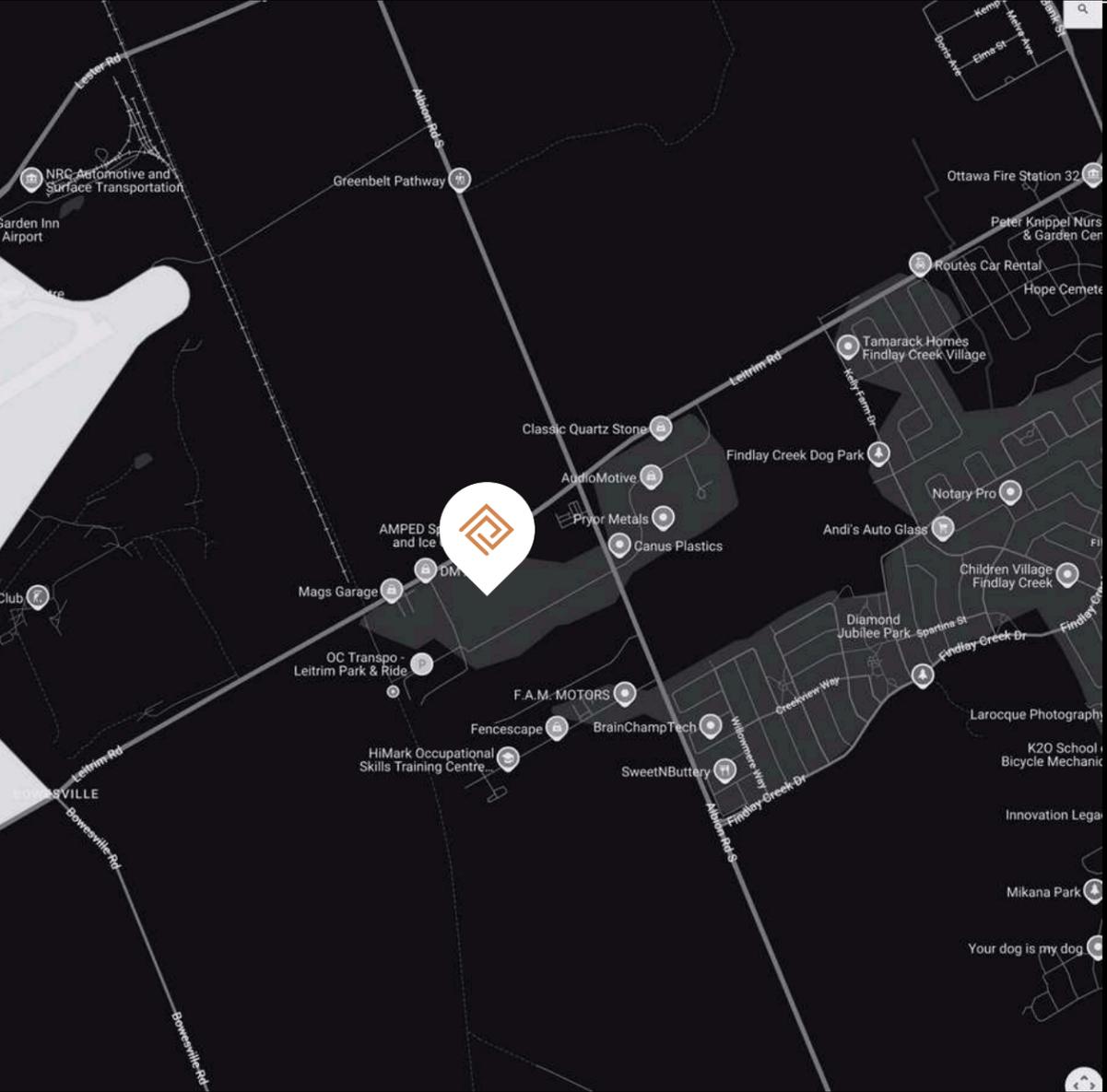
Flat, rectangular layout





ALBION RD. S

LEITRIM RD



# Strategic Location

Located steps from the new Leintrim LRT station and just minutes from Bank Street, the Ottawa International Airport, Greely, and Riverside South, this site offers unmatched connectivity for both businesses and staff.

Minutes from Bank St.

Convenient access to LRT

8 minutes to the airport



## Rare Opportunity

The property's flat, partially graveled, rectangular layout makes it ideal for redevelopment or immediate use as a contractor yard, storage, or small-scale industrial operation. Municipal water service is already in place, adding immediate value and convenience.

A rare find for owner-users, developers, or investors looking to position themselves in Ottawa's expanding south-end industrial market.





## Nick Hannah

VICE PRESIDENT - INDUSTRIAL  
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