

F O R S A L E



5000 ROGER-PHARAND STREET, OTTAWA, ON

**Large-Scale Development
Opportunity**
Over 139,000 SF of Land for Sale

Colliers

Executive Summary

Colliers International (the "Agency") is pleased to offer for sale the Property located at 5000 Roger Pharand within the sector of Orléans of Ottawa, Ontario (the "Property"). This rare land offering of over 139,000 SF provides the potential to develop a senior residence in a highly desirable and well-connected area.

This development opportunity comprises 257 residential units, each with their parking space, supported by a net land residual of \$9,802,097.

Located in a quiet residential suburb in eastern Ottawa, 5000 Roger Pharand benefits from a family-oriented environment with access to schools, parks, and daily essentials. Its mixed-use/commercial zoning within a well-established neighborhood makes it an attractive opportunity for a range of residential or community-focused developments, including a potential seniors residence.

Investment Highlights

- Significant Scale & Scope
- Established, Amenity-Rich Neighborhood
- Well-Connected & Accessible
- Flexible Mixed-Use/Commercial Zoning
- High quality of life



Property Overview

| | |
|------------------------------------|-----------------------------|
| Address | 5000 Roger-Pharand, Orléans |
| Location | Ottawa, Ontario |
| Current Use | Vacant Land |
| Land Area | 139,479 SF |
| Proposed Rental Residential | 257 Units |
| Proposed Gross Floor Area | 249,212 SF |
| Proposed Number of Floors | 10 |
| Proposed Parking Stalls | 257 |

4

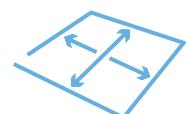


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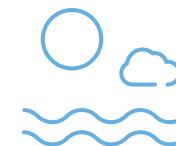
Municipal Evaluation

| | |
|--------------------------------|--|
| Total Property Value | \$1,038,000 |
| Municipal Tax | \$17,382.77 |
| School Tax | \$9,134.40 |
| Permitted Zoning Usages | Mixed-Use (Including Residential & Commercial) |
| Best Use | Senior Residence Development |

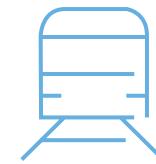
**Asking Price
\$9,850,000**



139,479 SF
of Land



Proximity to
Scenic Ottawa
River



Well-Connected
Public Transit



Exquisite
Scenery



Family-Friendly
Neighbourhood

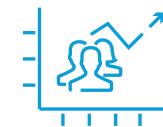
About the Area

Parks, waterfront trails, family-friendly amenities, and local eateries are just a few reasons why Orléans, Ottawa is a great place to call home. Located just east of downtown Ottawa, Orléans offers a perfect balance of suburban comfort and urban convenience. With access to the scenic Ottawa River, top-rated schools, and vibrant cultural centres like the Shenkman Arts Centre, it's a thriving, bilingual community ideal for families and professionals alike. As one of Ottawa's fastest-growing suburbs, Orléans continues to attract those seeking space, lifestyle, and connection—all within minutes of the city core.

Demographics - 3km Radius



Population
82,883



Median Age
39.1



Average Household Income
\$157,851



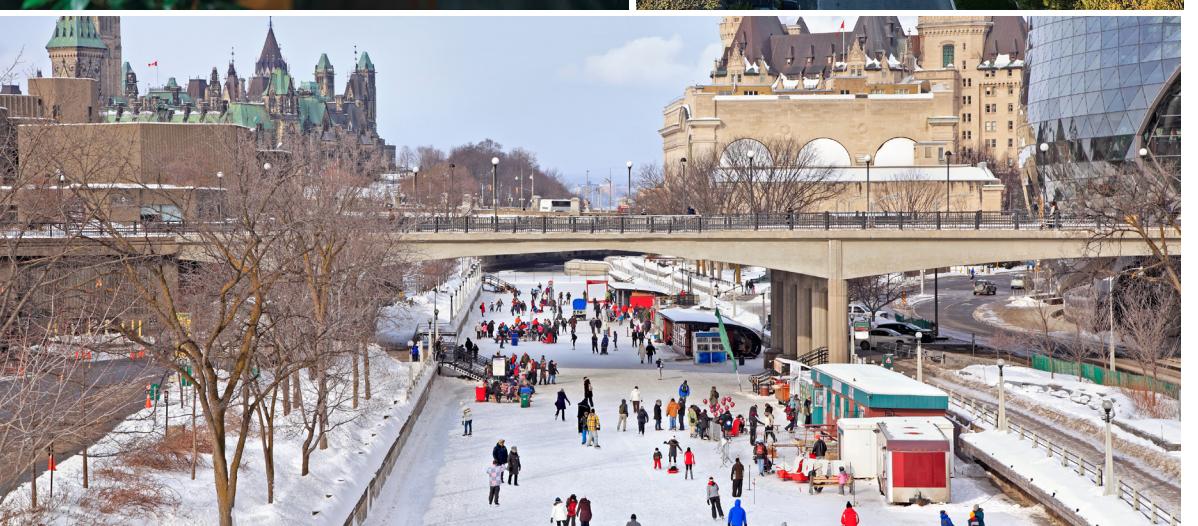
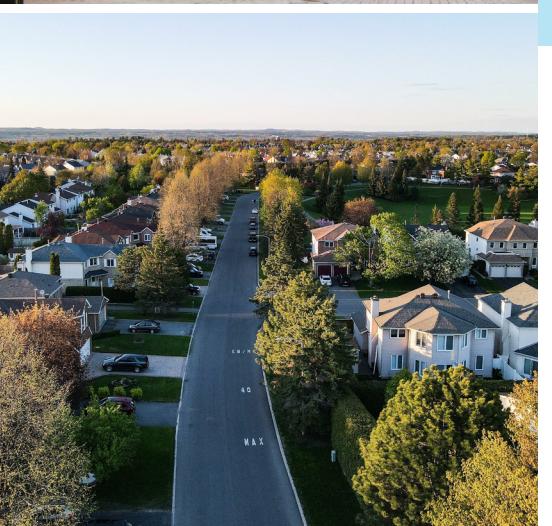
Walk Score
74



Bike Score
68



Employment Rate
93.1%



Amenity Map

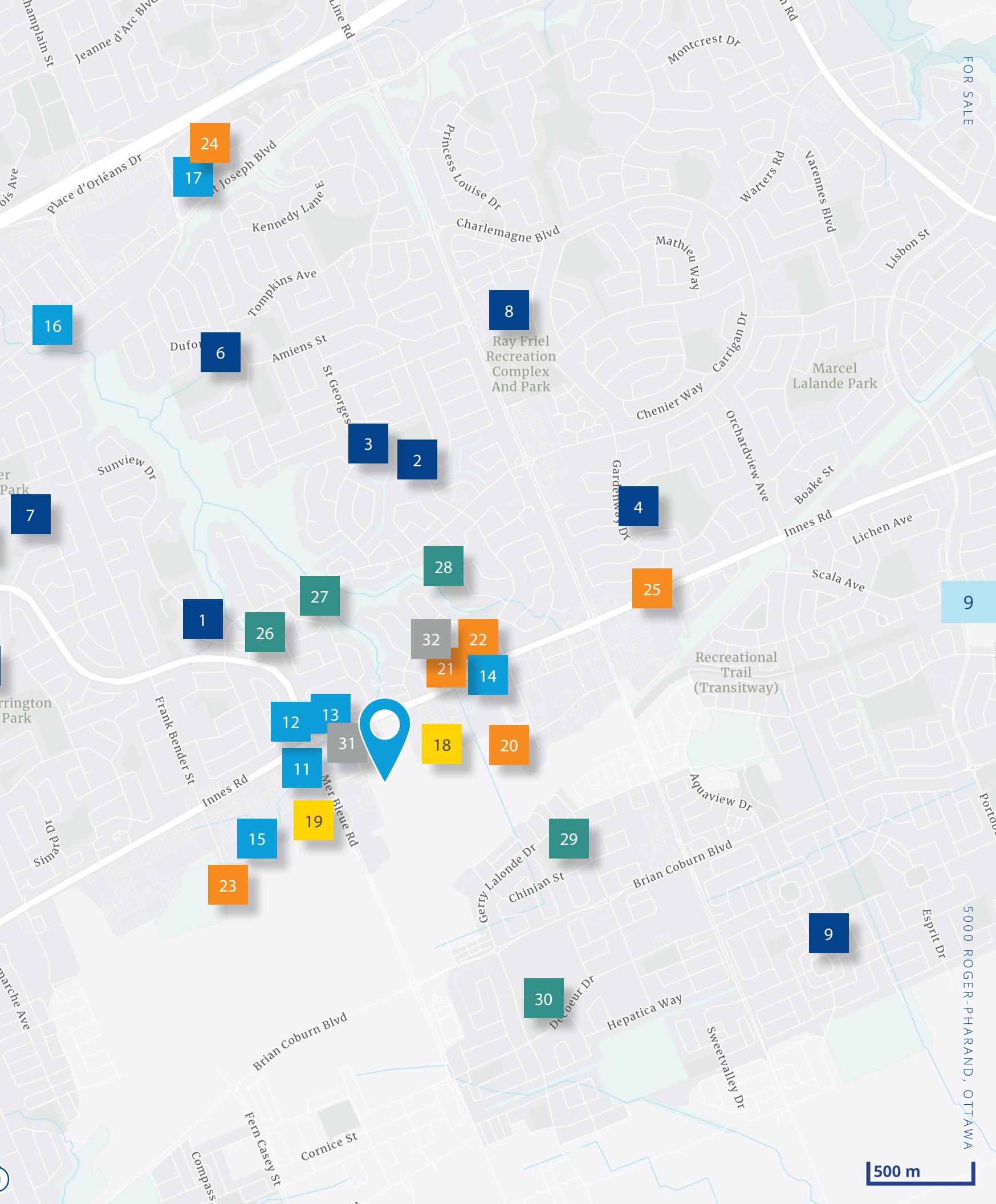
Irreplaceable location minutes from Highway 174 and at the heart of Orléans' rapidly growing residential and commercial hub

Orléans is more than a residential hub—it's a complete lifestyle destination offering an impressive range of local amenities and natural assets. Residents enjoy seamless access to everyday essentials, with major shopping centres, medical clinics, and community facilities all nearby. The area is rich in recreational opportunities, from the beaches at Petrie Island to an extensive network of bike paths, wooded trails, and sports complexes. Cultural life thrives here as well, anchored by institutions like the Shenkman Arts Centre. With ongoing transit expansion and easy access to downtown Ottawa, Orléans continues to grow as a connected, active, and family-focused community.

8

5000 Roger-Pharand, Orléans

| SCHOOLS | CLOTHES |
|--|-----------------------------|
| 1 Henry Larsen Elementary School | 18 Winners & Homesense |
| 2 Dunning Foubert Elementary | 19 Cleo |
| 3 Our Lady of Wisdom Catholic School | PHARMACY |
| 4 Jeanne-Sauvé Elementary School | 20 Real Canadian Superstore |
| 5 St. Kateri Tekakwitha Elementary School | 21 PharmaChoice |
| 6 Reine-des-Bois Elementary School | 22 Best Care Pharmacy |
| 7 Elementary School Saint-Joseph d'Orléans | 23 Walmart Pharmacy |
| 8 Sir Wilfrid Laurier High School | 24 Centrum Pharmacy |
| 9 Alain-Fortin Elementary School | 25 IDA Pharmacy |
| 10 Garneau Catholic High School | PARKS |
| FOOD | |
| 11 River Pizza | 26 Barnabe Park |
| 12 Taco Bell | 27 Cardinal Farm Park |
| 13 KFC | 28 Yves Richer Park |
| 14 Harvey's | 29 Ouellette Park |
| 15 McDonald's | 30 Don Boudria Park |
| DENTIST | |
| 16 Lunchbox | 31 Blue Haven Dental |
| 17 Subway | 32 Innes Dental Clinic |



Transportation Map



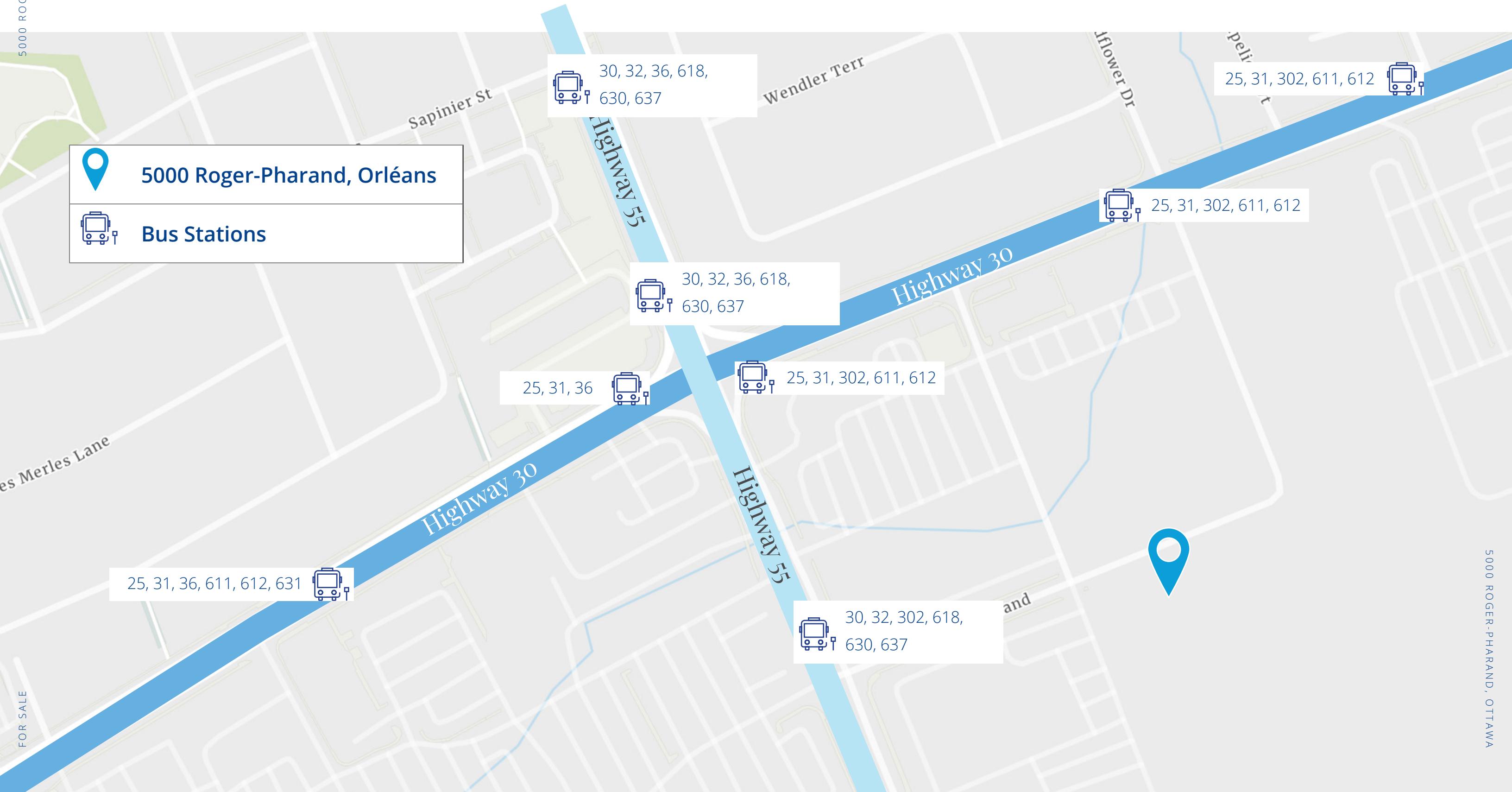
Highway 174
9 min | 9 km



Airport
19 min | 13.7 km



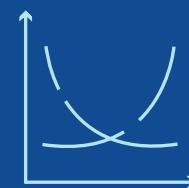
Hospital
17 min | 12.4 km



Market Overview

Ottawa's market continues to show signs of positive momentum in the first half of the year. With the interest rate environment remaining top of mind, performance by asset category has varied. Province wide concern for rents in the multifamily market persist and with regards to land, financing and construction costs are continuously being evaluated.

12



Investor Interest Remains

Investor appetite for multifamily assets remains as long-term fundamentals are still very much present in the Ottawa area. Transaction tallies remain at similar levels year-over-year however transaction volume has surged with a roughly 65% increase compared to the same period last year.



Development Market Up

There are roughly 5,000 units under construction in the area with developers working on development applications to increase the planned pipeline in the second half of the year. With this said, the number of residential land sites traded has nearly tripled year-over-year. Well located sites remain attractive as demand fundamentals continue to evoke a cautiously optimistic light for the market moving forward.

For more information about this offering please contact:

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Or click and sign one of the following confidentiality agreements:

[**Confidentiality Agreement with collaborating broker**](#)

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