

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

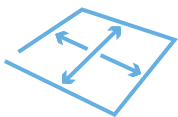
Address	5000 Roger-Pharand, Orléans
Location	Ottawa, Ontario
Current Use	Vacant Land
Land Area	139,479 SF
Proposed Rental Residential	257 Units
Proposed Gross Floor Area	249,212 SF
Proposed Number of Floors	10
Proposed Parking Stalls	257

## Municipal Evaluation

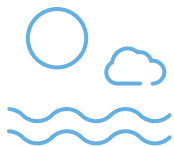
Total Property Value	\$1,038,000
Municipal Tax	\$17,382.77
School Tax	\$9,134.40
Permitted Zoning Usages	Mixed-Use (Including Residential & Commercial)
Best Use	Senior Residence Development



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



139,479 SF  
of Land



Proximity to  
Scenic Ottawa  
River



Well-Connected  
Public Transit



Exquisite  
Scenery



Family-Friendly  
Neighbourhood



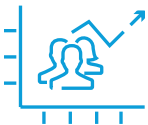
# About the Area

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**



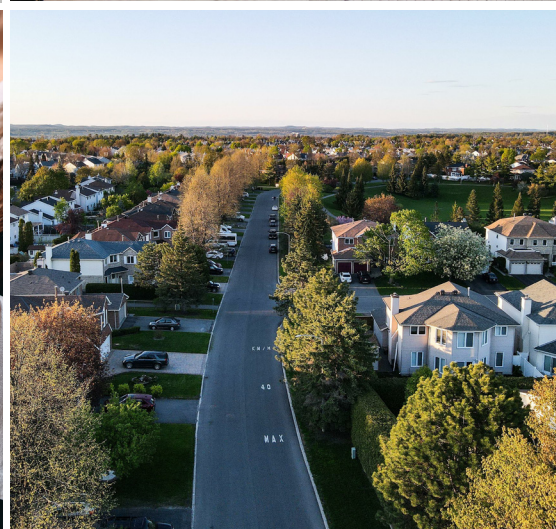
Walk Score  
**74**



Bike Score  
**68**



Employment Rate  
**93.1%**





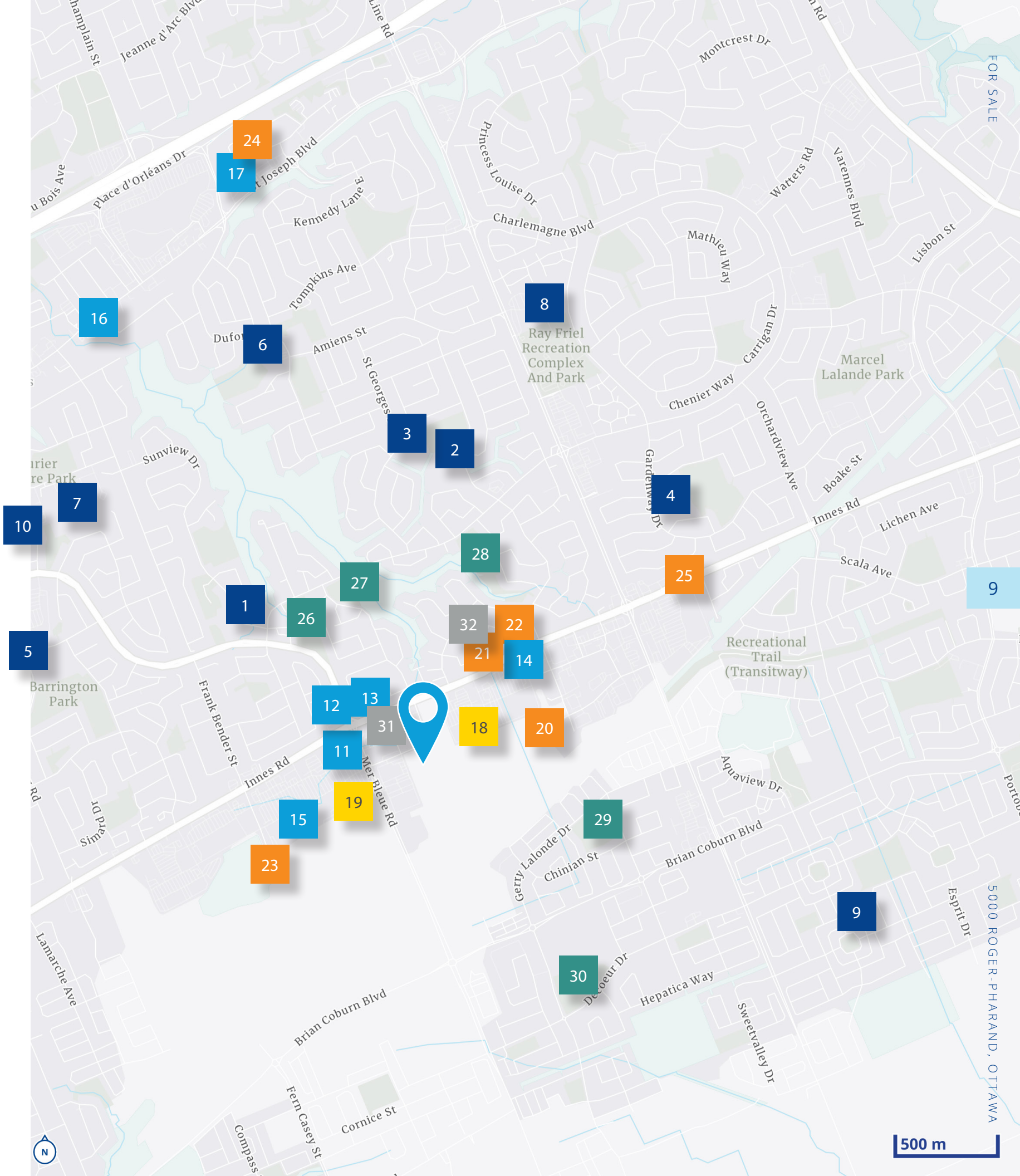
# Amenity Map

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.

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	26 Barnabe Park
11 River Pizza	27 Cardinal Farm Park
12 Taco Bell	28 Yves Richer Park
13 KFC	29 Ouellette Park
14 Harvey’s	30 Don Boudria Park
15 McDonald’s	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




**5000 Roger-Pharand, Orléans**




**Bus Stations**

 30, 32, 36, 618,  
630, 637

25, 31, 302, 611, 612 


 25, 31, 302, 611, 612

 30, 32, 36, 618,  
630, 637

25, 31, 36 

 25, 31, 302, 611, 612

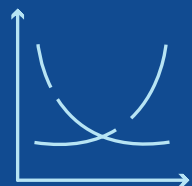
25, 31, 36, 611, 612, 631 

 30, 32, 302, 618,  
630, 637



# 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.



## 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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