#### AVISON YOUNG

#### For Sale Prime Development Land

3117 Carp Road, Ottawa, ON



#### Exceptional and Rare Waterfront & Land Opportunity

- Sale price : \$1,999,999.00
- Approx. 64.76 acres, beautifully featuring a tranquil lake setting with usable adjacent land
- RU Zoning
- Minutes from Highway 417

Avison Young Commercial Real Estate Services, LP, Brokerage | 45 O'Connor Street, Suite 800 | Ottawa, ON K1P 1A4 | +1 613 567 2680 | avisonyoung.ca

# Get more information

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# Property information

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A rare opportunity to purchase 64.76 acres of land on a former aggregate site, now beautifully featuring a tranquil lake setting with usable adjacent land. Along active Carp Road and minutes from the highway. The site benefits from ample local amenities in the village of Carp, Stittsville community, and the City of Ottawa only 5-10 minutes away. Minutes from the Carp Airport. The unique nature of the site offers endless consideration. RU/Rural Countryside zoning permits a variety of rural-based uses including home-based businesses, studio, daycare, bed and breakfast, kennel, education, and group home uses. As an approx.. 650m X 200m lake within the City, this site is a gem for watersports including wakeboarding, kayaking, and swimming, and is a one of a kind picturesque setting.

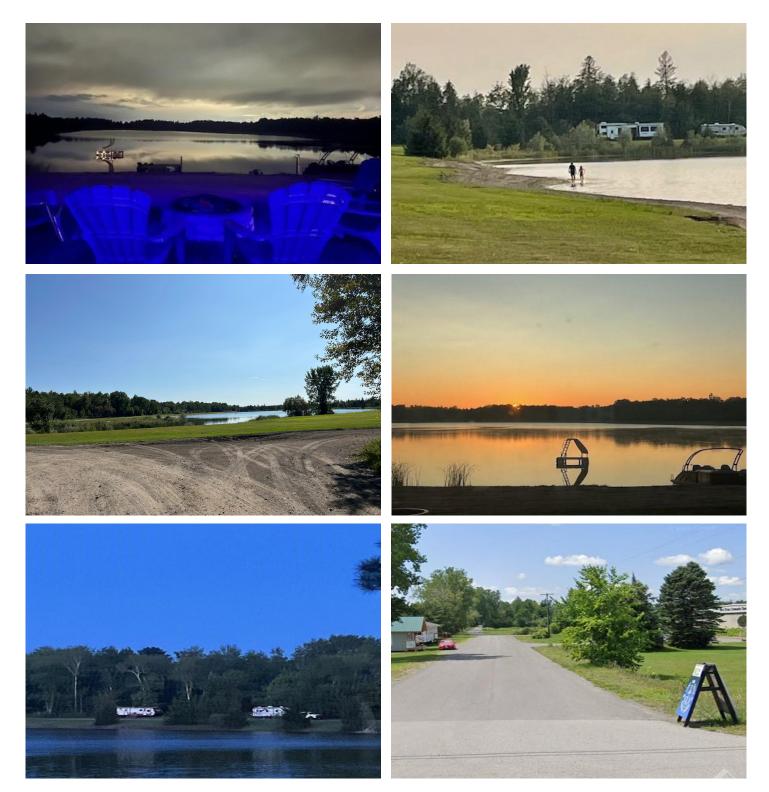


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#### Gallery

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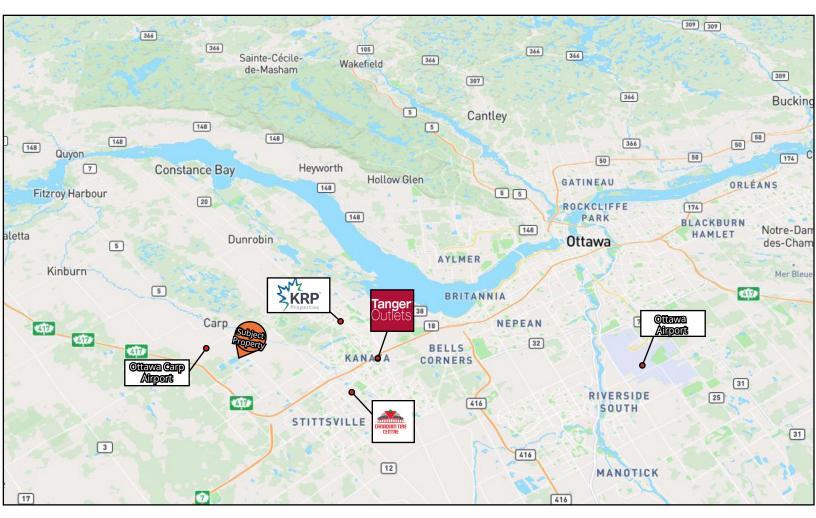
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### Location map

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#### **Distance to:**

– Highway 416	14 min.	– Canadian Tire Centre	9 min.
– Highway 417	5 min.	– Richmond	22 min.
– Carp Park & Ride	6 min.	– Barrhaven	26 min.
– Kanata	11 min.	– Downtown (Ottawa)	27 min.

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