



For Sale: Industrial Site

5049 McNeely Road, Vars

Retrofit Opportunity, Heavy Industrial Zoned

Lennard:

Here is where your business will *grow*.

lennard.com

5049 McNeely Road

Retrofit opportunity, heavy industrial zoned



Land Size

1.968 Acres



Large Building

8,072 SF (ground Floor)

3,000 SF (second floor)

Small Building

1,872 SF

Out Buildings

4 Portable Cabins



Price

\$950,000

Taxes

\$12,500 (2025)



Zoning

RH[29r]

Rural Heavy Industrial Zone

Utilities

Well & Septic,



Listing Agents

Ian Shackell*

Partner

613.963.2633

ishackell@lennard.com

Matt Shackell*

Vice President

613.963.2636

mshackell@lennard.com

*Sales Representative

Property Highlights:

- Zoned Heavy Industrial (RH) – ideal for outside storage and shop space
- Main building requires full retrofit but has potential for restoration
- Smaller building easily renovated for office space
- Additional outbuildings to be removed or sold separately
- Conveniently located minutes from Vars village and Highway 417
- Excellent redevelopment or owner-user opportunity

5049 McNeely Road

Retrofit opportunity, heavy industrial zoned

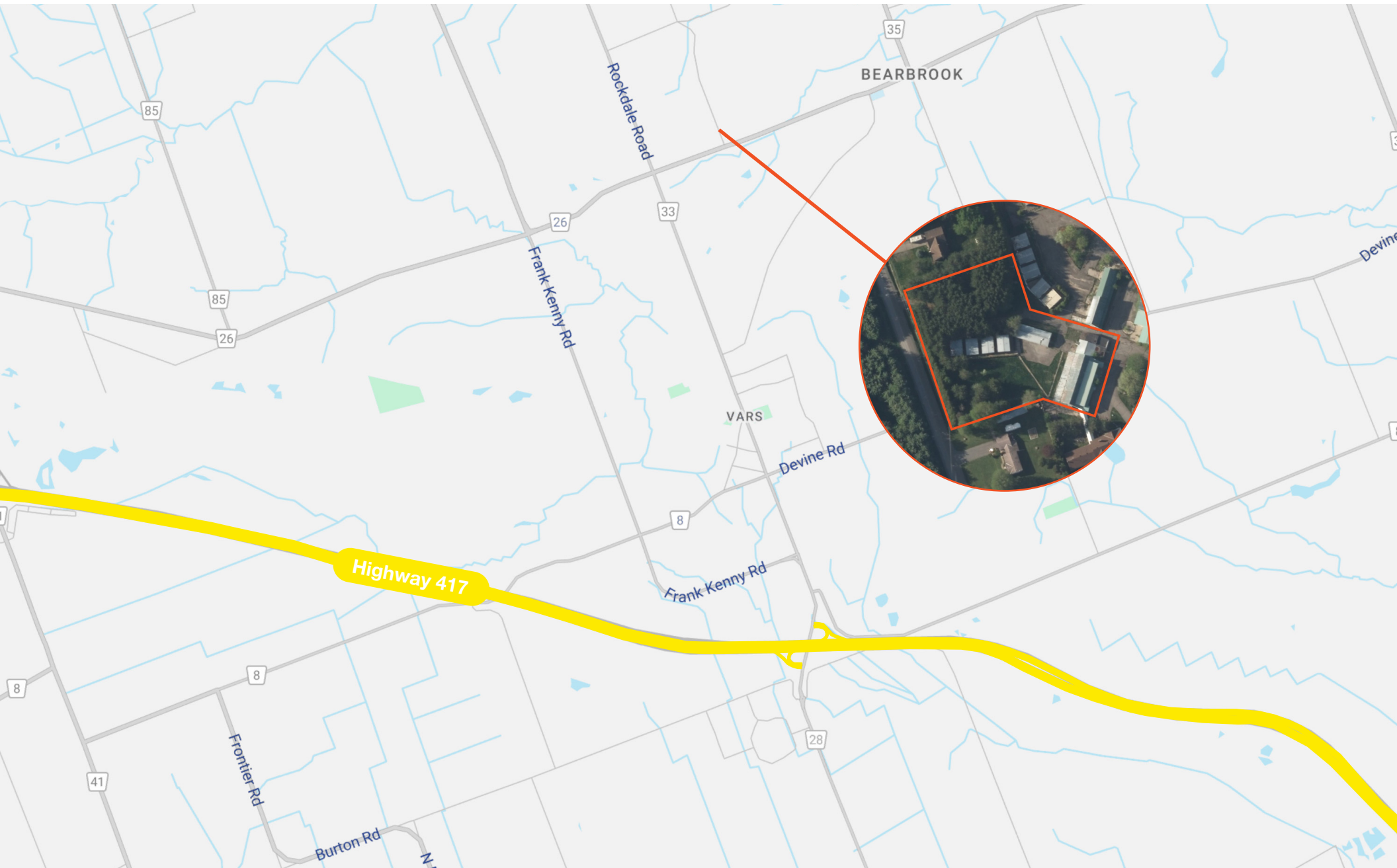


Lennard:

lennard.com

5049 McNeely Road

Retrofit opportunity, heavy industrial zoned



Ian Shackell*
Partner
613.963.2633
ishackell@lennard.com

Matt Shackell*
Vice President
613.963.2636
mshackell@lennard.com

Lennard:

420-333 Preston Street, Ottawa
613.963.2640
lennard.com

*Sales Representative **Broker

Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.