

COMMERCIAL BUILDING LOTS FOR SALE

South Merivale Business Park



OTTAWA, ON



Colliers has been retained to arrange the sale of commercial building lots on industrial/development lands in the south end of the City of Ottawa. Situated in the South Merivale Business Park, in the community of Barrhaven, the property consists of 3 parcels totaling 39.42 acres which can be further subdivided into smaller lots. There is no published asking price for this offering.

Site Size: 39.42 acres (total)
Parcel 1 -5.83 acres
Parcel 2 -5.24 acres
Parcel 3- 28.35 acres

Zoning: IL9 - Light Industrial Zone



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PROPERTY AERIALS

View Facing South



View Facing North



- > 17 km from the Central Business District
- > 9.6 km from the Ottawa International Airport
- > 2.5 km from the Fallowfield Via Rail Train Station
- > 2.8 km from the new Strandherd-Armstrong Bridge (completion September 2014)

Property Highlights|Strengths

- > Limited supply of similar development lands available for sale in the City
- > Favorable location within an established high quality office and prestige industrial campus.
- > The subject offering is neighboring Barrhaven and Riverside South which are two of the fastest growing communities in Ontario.
- > Existing developments within the park: RCMP Headquarters (900,000 SF), JDS Uniphase (150,000 SF), Enbridge Gas (25,750 SF)
- > Advanced planning and development status
- > Full municipal services are currently available to the site including: sanitary and storm sewers, municipal water, telephone, gas, hydro, and garbage removal. Public transit also services the neighbourhood.
- > All three properties have extensive street frontage (Parcel 1 - 1,180 Feet, Parcel 2 - 341 Feet, Parcel 3 - 720 Feet on Bill Leathem Drive & 1,834 Feet on Leikin Drive)
- > The site scale and configuration of the properties offer a functional development opportunity

Location Map

