

FOR SALE

INNES ROAD AND MER BLEUE ROAD

PREMIER DEVELOPMENT OPPORTUNITY, OTTAWA, ON

INNES ROAD AND MER BLEUE ROAD



FOR MORE INFORMATION PLEASE CONTACT:

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OTTAWA, ON

PROPERTY DETAILS

SIZE: ±32.00 acres - subdividable

PRICE: \$300,000 - \$600,000 per acre

LOCATION: The property is located on the South of Innes Road, on the east side of Mer Bleue in the East end of Ottawa, (Orleans, Ontario)

ZONING: 16.0 acres are zoned Arterial Mainstreet AM (1607) H (21)h
15.9 acres are zoned General Industrial IG (1608) H 21h

ACCESS: Timing of Private Road and VANGUARD ROAD extension to be determined

The Arterial Mainstreet land which fronts on Mer Bleue Road near the intersection of Innes Road and Mer Bleue Road is designated Arterial Mainstreet AM (1607) H (21) h. which includes a broad range of uses including retail, service commercial, offices, residential and institutional uses in mixed-use buildings or side by side in separate buildings.

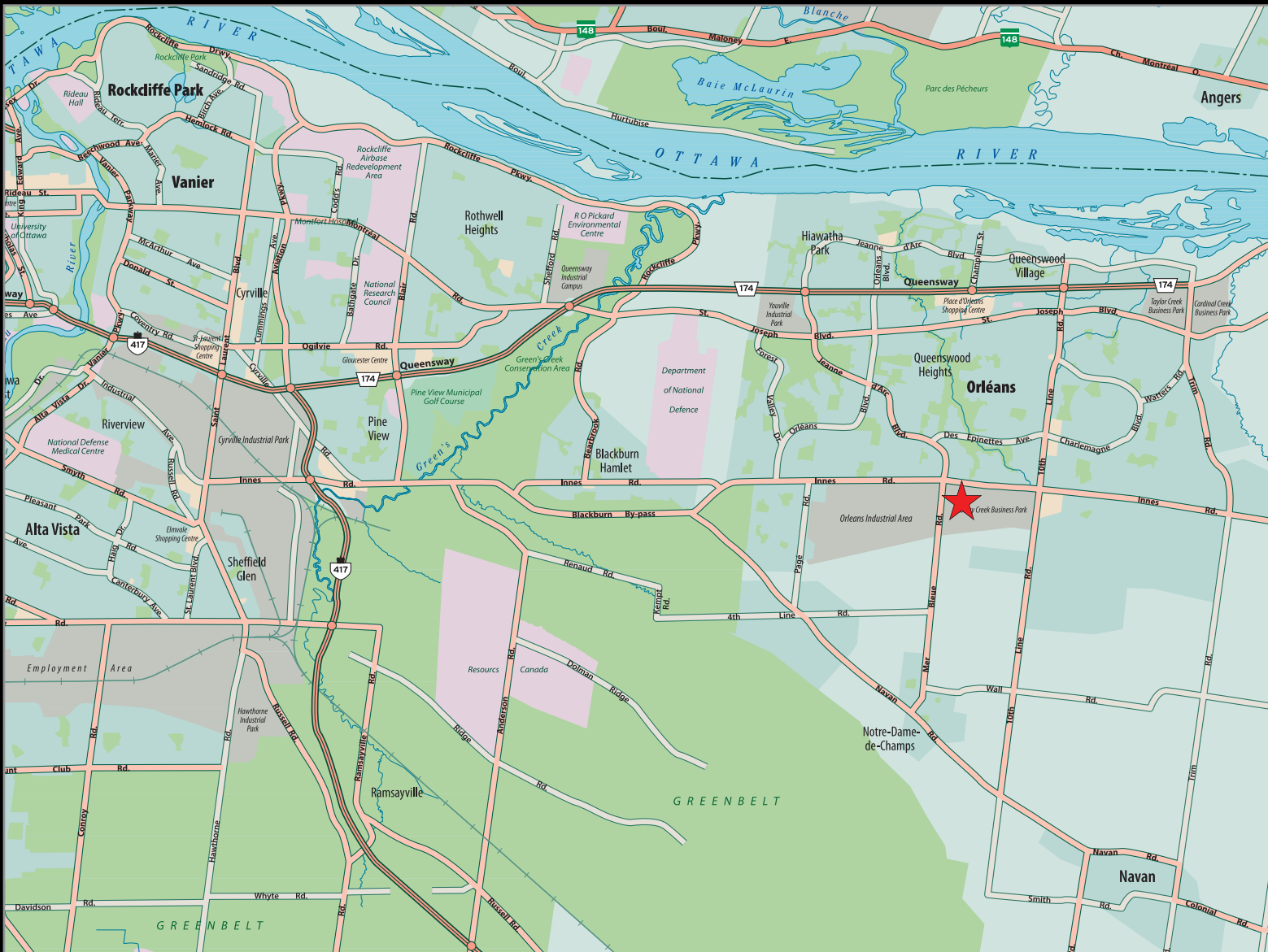
The General Industrial land which is found adjacent to an established retail node and is designated General Industrial that includes a wide range of low to moderate impact, light industrial uses, and a variety of complementary uses such as recreational, health and fitness uses and service commercial (e.g. convenience store, personal service business, restaurant, automobile service station and gas bar), occupying small sites as individual occupancies or in groupings as part of a small plaza.

ACCESSIBILITY

Orleans is a suburban area within the City of Ottawa, Ontario, Canada. It is located in the eastern part of the City along the Ottawa River, about 16 km (10 miles) from downtown Ottawa.



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