



## Possible Development Options



Price: **\$549,000.00**

CONTACT:

**Charles Mirsky**

Vice President Brokerage Services, Broker

613-759-8383 x229

charlesmirsky@districtrealty.com

**Jason Shinder**

CEO, Broker of Record

613-759-8383

jasonshinder@districtrealty.com

## Salient Facts - Property

Site Area:	4,929 sf   0.113 ac
Current Zoning:	IG1 - General Industrial Zone
Services:	Municipal Services

## Highlights

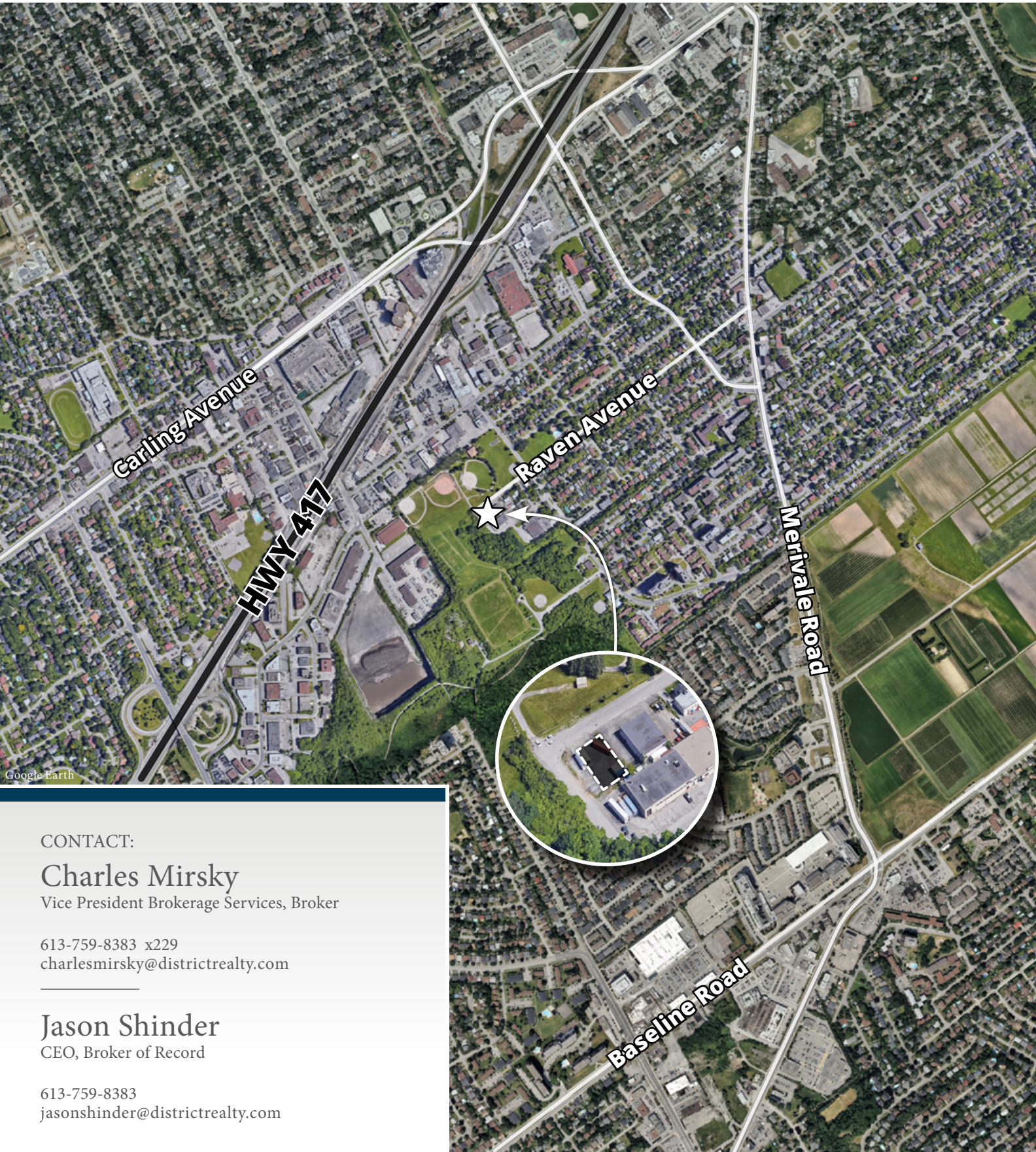
Light industrial land for sale in Ottawa west. Suitable for outdoor storage, with zoning to support a variety of redevelopment options including retail, athletic uses, medical facility, commercial office, and more. This property is ideal for tradespeople or contractors looking to build the perfect warehouse/garage and office. Land also allows for small yard for storage. Storage containers currently on the property can be included in the sale.

\* Long list of Permitted Uses on Page 3

Conveniently located close to HWY 417, with a wide range of major retailers close by on Merivale Road and Carling Avenue. There is a population of about 89,957 within a 3km radius.

Integrity. Dedication. Professionalism.  
LIGHT INDUSTRIAL LAND FOR SALE

1566 Raven Avenue, Ottawa



CONTACT:

**Charles Mirsky**

Vice President Brokerage Services, Broker

613-759-8383 x229

[charlesmirsky@districtrealty.com](mailto:charlesmirsky@districtrealty.com)

**Jason Shinder**

CEO, Broker of Record

613-759-8383

[jasonshinder@districtrealty.com](mailto:jasonshinder@districtrealty.com)

2

1566 Raven Avenue, Ottawa

District Realty Corporation Brokerage  
[districtrealty.com](http://districtrealty.com)



The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to square footage and other information contained herein are approximate and subject to change. Prospective Purchasers/Tenants shall not construe the information as legal advice. All properties are subject to change or withdrawal without notice.

## Permitted Uses

- Animal hospital
- Broadcasting studio
- Cannabis Production Facility, contained within a building that is not a greenhouse. (By-law 2019-222)
- Catering establishment
- Crematorium
- Drive-through facility
- Emergency service
- Garden
- Nursery
- Heavy equipment and vehicle sales,
- Rental and servicing
- Leaf and yard waste composting facility
- Light industrial uses
- Medical facility
- Office park
- Parking garage
- Parking lot
- Personal brewing facility (By-law 2019-41)
- Place of assembly
- Printing plant
- Production studio
- Research and development centre
- Service and repair shop
- Storage yard
- Technology industry
- Training centre
- Truck transport terminal
- Warehouse
- Waste processing and transfer facility (non-putrescible) (By-law 2014-289)