



1508 Richmond Road, Ottawa, ON

# Development Land For Sale

**Michael Pyman**

Vice President  
+1 613 683 2202  
michael.pyman@colliers.com

**Jordan Lovett**

Vice President  
+1 613 683 2239  
jordan.lovett@colliers.com

**Abarnath Devaraj**

Senior Sales Representative  
+1 613 683 2203  
abarnath.devaraj@colliers.com



# Property Overview

Located at 1508 Richmond Road in Ottawa, Ontario, this small 0.309 acre high exposure parcel of land presents an opportunity to develop residential or commercial on one of Ottawa's most active streets. Boasting a central location and Arterial Mainstreet Zoning, this property offers numerous permitted uses.

**Civic Address** 1508 Richmond Road

**Location** Corner of Richmond Road and Carling Avenue

**Legal Description** PT LT 21, CON 1OF, AS IN NP42228, EXCEPT CR405004 ; OTTAWA/NEPEAN

**Pin Number** 039620388

**Type of Property** Redevelopment

**Site Area** 0.309 Acres (13,465 SF)

**Dimensions** 26.97 ft. x 85.89 ft. x 121.74 ft. x 96.77 ft. x 132.39 ft.

**Zoning** AM10 (Arterial Mainstreet Zone)

**List Price** \$1,500,000.00



# Nearby Amenities



1508 Richmond Road

1	Petro Canada
2	Mary Brown's Chicken
3	Cineplex Odeon
4	Shoppers Drug Mart
5	Bayshore Pharmacy
6	Taj Indian Cuisine
7	Ottawa Shawarma Palace
8	Tim Horton's
9	Dollarama
10	Britannia Beach
11	Giant Tiger
12	Farm Boy
13	TD Bank
14	Shoppers Drug Mart
15	McDonald's
16	Wendy's
17	Rexall Drug Store
18	Metro
19	Dairy Queen
20	Pizza Pizza
21	Lincoln Fields Station
22	Carlingwood Shopping Centre





**ENVIRONMENTAL:** The Vendor has conducted on-site environmental assessment work. Upon prospective purchasers executing a Confidentiality Agreement, Imperial will provide access to a “Confidential Data Room” which will contain, among other documents, relevant environmental reports and the Vendor’s standard form Offer to Purchase (OTP). The information provided in the Data Room is for information only, and the Vendor makes no warranties or representations regarding the accuracy of that information. Accordingly, the Purchaser will be encouraged to review these reports and the OTP (including the schedules attached to the OTP) prior to submitting an Expression of Interest. The property will be sold on an as is, where is” basis. The Vendor will not be completing any further environmental assessment work or providing a Record of Site Condition for the property prior to closing.

1508 Richmond Road, Ottawa, ON

**Michael Pyman**

Vice President  
+1 613 683 2202  
michael.pyman@colliers.com

**Jordan Lovett**

Vice President  
1 613 683 2239  
jordan.lovett@colliers.com

**Abarnath Devaraj**

Senior Sales Representative  
+1 613 683 2203  
abarnath.devaraj@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage.



collierscanada.com