



For Sale: Land

4084 Albion Road
Ottawa, ON

Lennard: Imagine the *Possibilities*.

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4084 Albion Road, Ottawa

Rare opportunity to purchase fully operational snow dump.



Land Size

4.944 Acres

Building Size

Up to 3,250 SF



Zoning

IM - Mixed Industrial Zone



Drive-In Bays

4 heated drive-in bays

6 non-heated drive-in bays



Price

\$3,995,000

Taxes

\$31,595 (2025)



Availability

Immediate



Listing Agent

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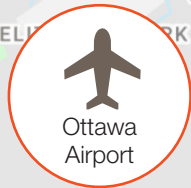
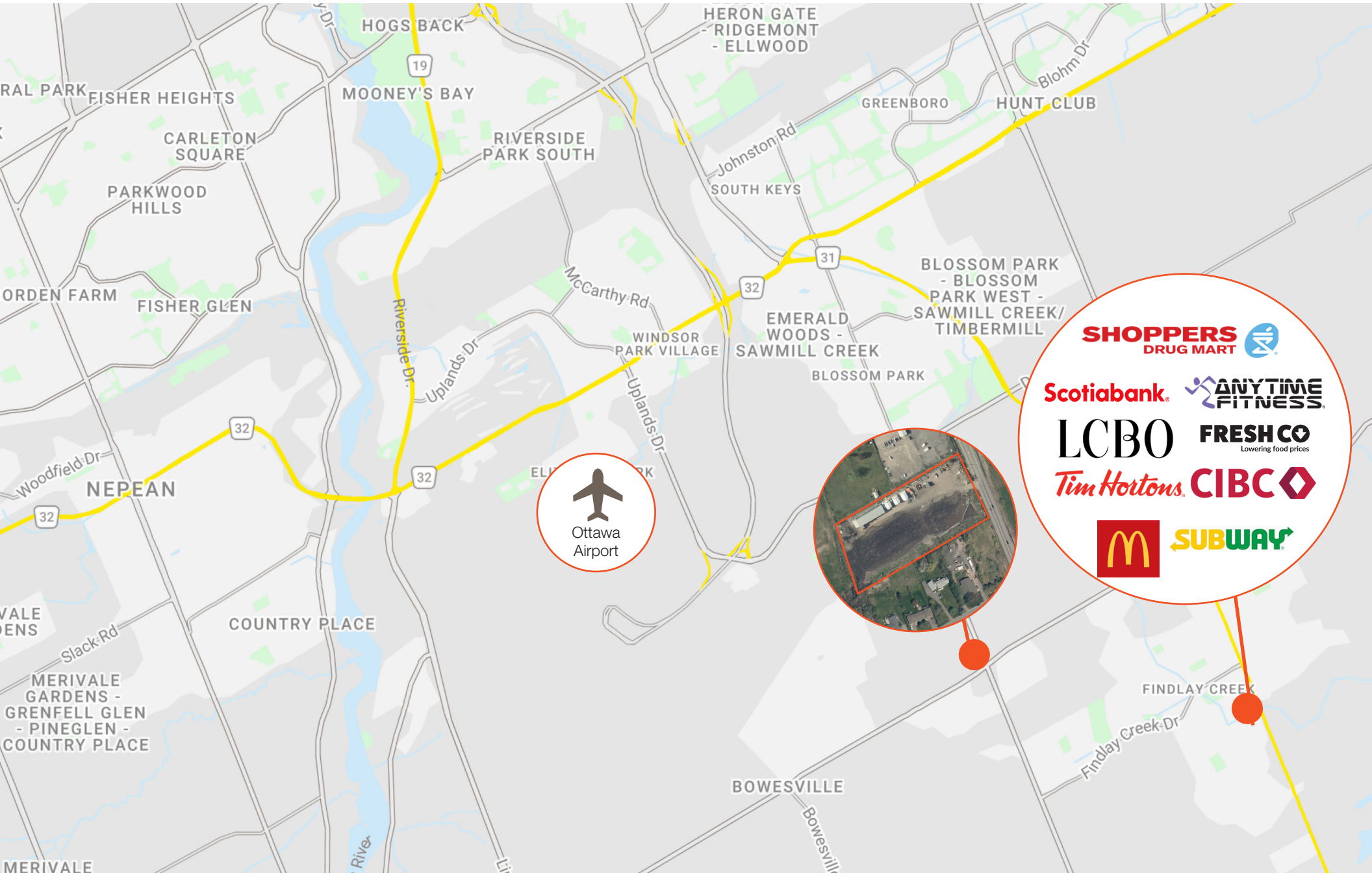
*Sales Representative

Property Highlights

- This is a rare chance to acquire a fully operational snow dump with existing contracts in place.
- The site is projected to generate approximately \$600,000 in annual gross income, in addition to \$8,000 per month from two established tenants.
- The property is fully equipped for efficient operation, featuring essential infrastructure including salt storage sheds, older small-bay industrial units (currently leased), and a front office.

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Location Map



SHOPPERS DRUG MART
Scotiabank.
ANYTIME FITNESS
LCBO
FRESH CO
Tim Hortons. **CIBC**
McDonald's **SUBWAY**

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Photos



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