

FOR SALE

**300
Parkdale
Avenue**

Ottawa, Ontario

*29,400 SF Office and
Industrial Building offering
Future Redevelopment
Potential*



HAMILTON AVENUE

BULLMAN STREET

PARKDALE AVENUE

CBRE

**Outline Not to Scale*

Executive Summary

CBRE Limited is pleased to act as exclusive advisor and offer for sale on behalf of the Owner, Scintrex Trace Corp. (the "Owner") the property municipally known as 300 Parkdale Avenue, Ottawa, Ontario (the "Property").

Nestled within the rapidly gentrifying Parkdale Market neighborhood, this Property is improved with a 29,400 square foot, multi level office and industrial building, currently fully occupied by the Owner. The opportunity provides a buyer a short-term, income producing investment through a sale-leaseback with the Owner, supported by future high-density development potential.

The new City of Ottawa zoning by-law has predominately classified the neighborhood surrounding the Property as H2- Hub Zone 2, which allows for high-density development. 300 Parkdale is centrally nestled within this neighborhood with a unique IM - Mixed Industrial Zone designation, supporting a variety of unique commercial uses. This zoning provides a buyer an ability to use the Property for uses that will service this future high density district.

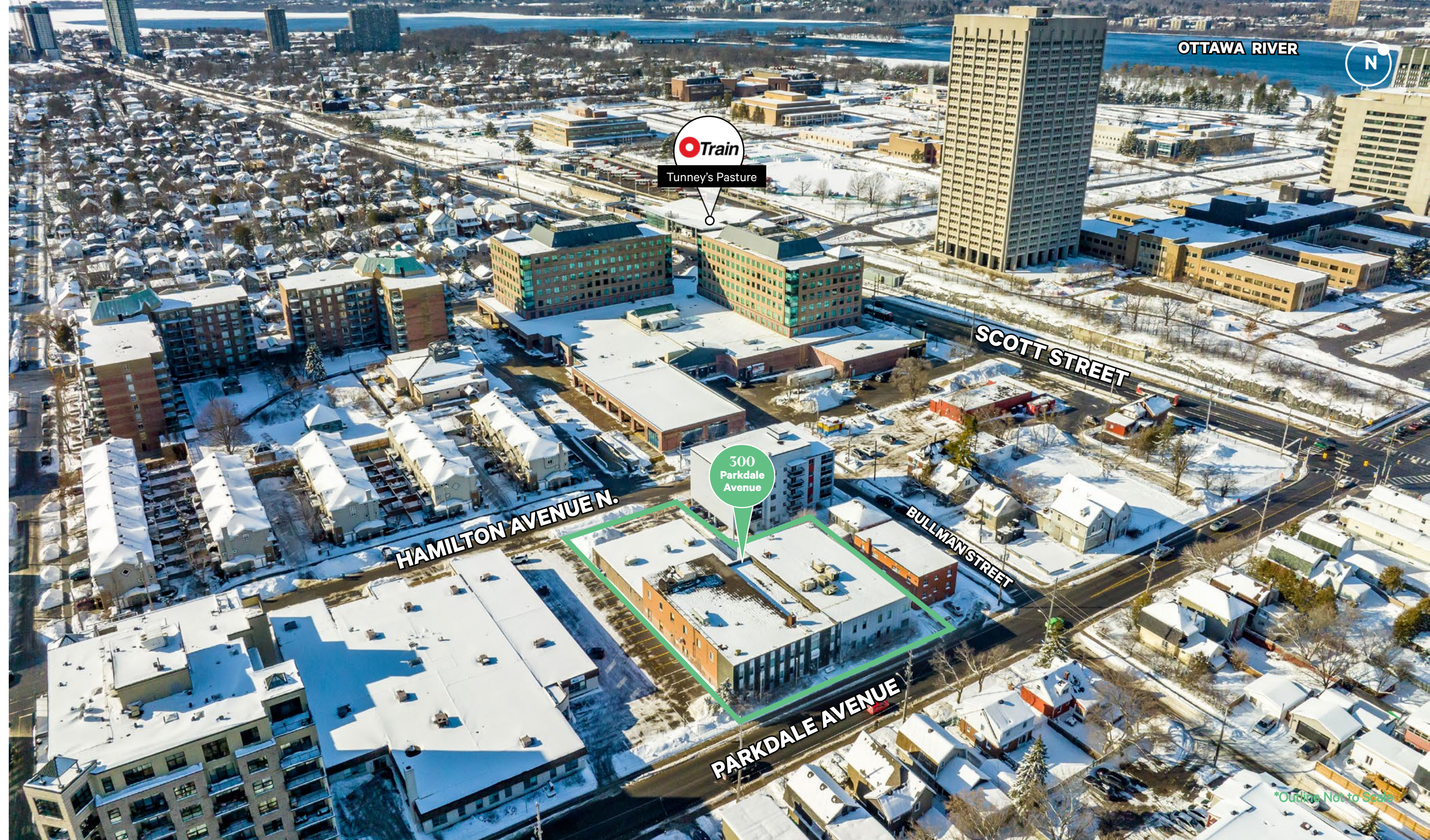
The new Official Plan and Scott Street Secondary Plan include this Property within the policy framework for future high-density development, supporting an exciting future place-making opportunity.

The Parkdale Market neighborhood is anchored by Tunney's Pasture, a 121-acre federal government employment campus and head office to Health Canada, Statistics Canada and Natural Resources Canada, among others. In 2021, the federal government initiated a 25-year master plan program for the site, enhancing the mix of uses and potential for Tunney's Pasture.

It is an amenity rich urban area of Ottawa, serviced by the Tunney's Pasture Light Rail Transit Station, the Wellington West traditional main street commercial corridor, the Parkdale Farmers Market, urban parks and immediate access to the Ottawa River and surrounding greenspaces. High-rise residential towers are actively being developed evolving the local demographic.

The site is 22,651 square feet with frontage on each of Parkdale Avenue and Hamilton Avenue North.

Asking Price: \$5,975,000



Opportunity for Mixed-Use Residential Development

The new Official Plan including the Scott Street Secondary Plan establishes policy to intensify the Parkdale Market neighborhood while enhancing the at-grade neighborhood experience. The supportive policy provides a buyer the opportunity to vision the site maximizing its full potential.



Vibrant Community

The Property is surrounded with an abundance of amenities, services, employment and greenspaces. The potential of the Property to co-exist within the vibrancy of the established community delivers immediate benefit to the future residents of the development.

Unique Zoning

The IM – Mixed Industrial Zone zoning allowing for a variety of commercial uses – including Automotive, Car Wash, Catering, Data Centre, Garden Centre, Gas Bar, Parking Garage, Animal Care – among others.

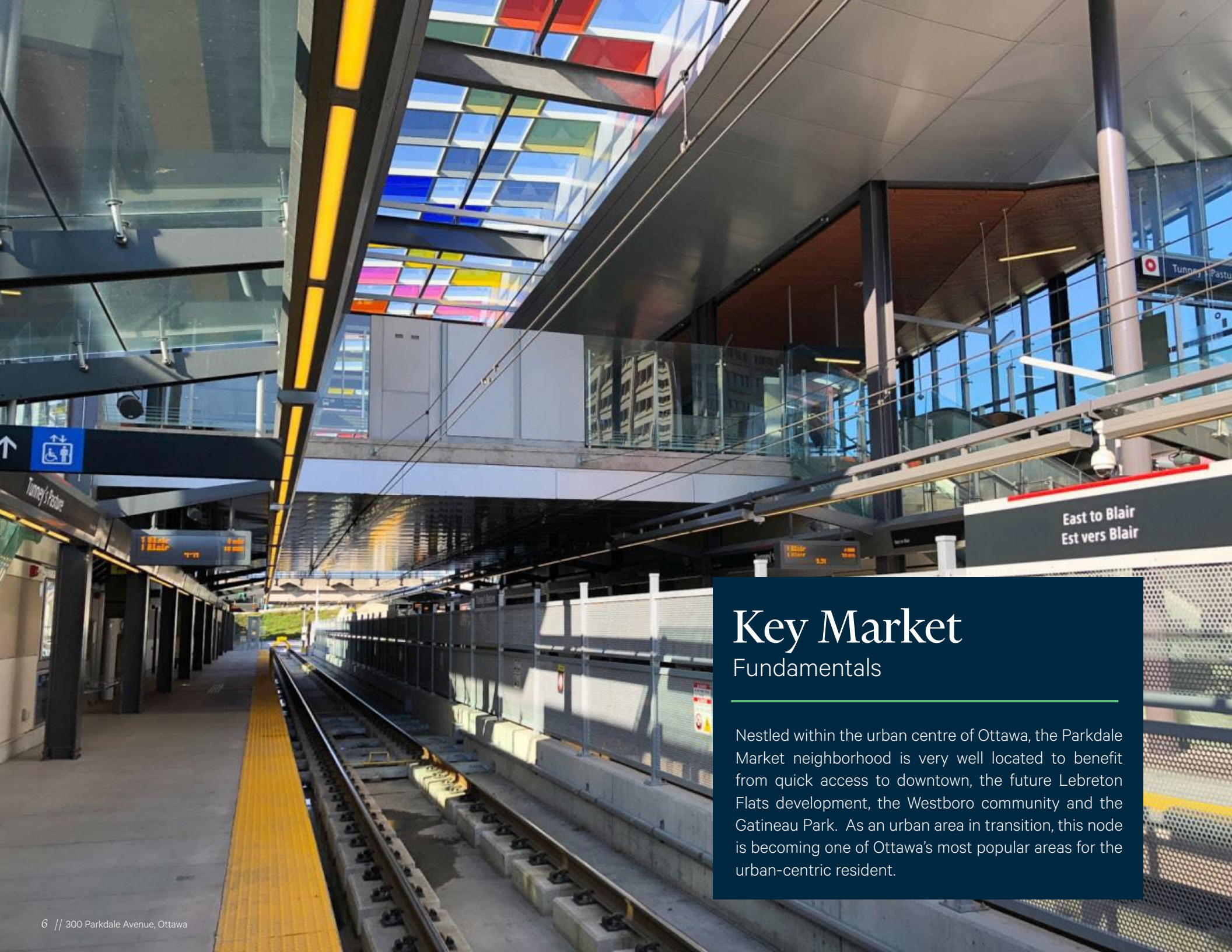
Income Opportunity

The Owner will enter into a short-term sale leaseback of the Property with the Buyer, providing immediate investment income.

Location

Attributes

A short distance from Highway 417 and the Sir John A MacDonald Parkway and arterial streets including Scott Street, Wellington Street West, Parkdale Avenue and Holland Avenue make this a highly accessible neighborhood. Additionally supported by immediate access to the National Capital Commission multi-use pathway network, City of Ottawa dedicated cycling lanes and sidewalks support multi-modal accessibility. The existing Scott Street Light Rail Transit Station is a short walk from the site, delivering access to rapid transit to downtown and the City.



Key Market

Fundamentals

Nestled within the urban centre of Ottawa, the Parkdale Market neighborhood is very well located to benefit from quick access to downtown, the future Lebreton Flats development, the Westboro community and the Gatineau Park. As an urban area in transition, this node is becoming one of Ottawa's most popular areas for the urban-centric resident.

Property Summary

PIN	04034-0001
LEGAL DESCRIPTION	LTS 1138, 1140 & 1142 & PT LT 1143 & LT 1145, PL 157, AS IN NS255683; OTTAWA
TOTAL AREA	0.52 acres / 22,651 square feet
IMPROVEMENTS	2 storey office/warehouse totaling 29,421 square feet
FRONTAGE	128.56 feet along Parkdale Ave & 89.25 feet along Hamilton Ave N.
DEPTH	207.83 feet
OFFICIAL PLAN	Inner Urban - Evolving Neighborhood, Hub, Minor Corridor, Design Priority Area, Scott Street Secondary Plan
ZONING	IM[104] F(1.0) H(13.5) - Mixed Industrial Zone
EXISTING CONDITIONS	Improved with a multi-storey office and warehouse building, constructed in phases between 1933 and 1983. Total building area is approximately 29,400 square feet. The building is occupied by the Owner.
ACCESS	The Property has frontage along Parkdale Ave and Hamilton Ave N., with access off each.
ENVIRONMENTAL	The Owner has completed a Phase II Environmental Report.
MORTGAGE	Free and clear
PROPERTY TAX	\$88,318.88 (FY 2025)
UTILITIES	\$29,353.59 (FY 2025)



Surrounding Area



Parkdale Market Neighbourhood

The Property is located at the epicentre of the rapidly gentrifying Parkdale Market community. This urban neighborhood offers residents, employees and visitors a mix of exciting and vibrant amenities, including shopping, restaurants, lifestyle and entertainment, along with unique amenities including the Great Canadian Theatre Company and the Parkdale Farmers Market. Serviced by the City's LRT system, as well as rapid bus services, the Property is prominently located along a key arterial road, minutes from Parliament Hill, Downtown, the Gatineau Park and LeBreton Flats.

This coveted location offers incredible local and regional access, supported by a well-designed network of collector roads with linkages to the major arterials and regional highways.

Several high-profile developments have recently completed, or are actively underway, in the immediate neighborhood, and several more are currently in process of receiving municipal approval.

Neighbourhood Developments

Address	Developer	Status	Storeys/Units
1 99 Parkdale Avenue	Brigil	Completed	28/240
2 121 Parkdale Avenue	Brigil	Completed	32/283
3 159 Parkdale Avenue	Richcraft	Completed	28/189
4 250 Parkdale Avenue	Richcraft	Approved	25/121,802 SF
5 274 Parkdale Avenue	Richcraft	Approved	25/182,854 SF
6 340 Parkdale Avenue	Taggart	Application Under Review	38/465
7 1186-1194 Wellington Street West	Minto	Under Construction	16/212



New Official Plan

The City of Ottawa adopted a New Official Plan guiding the future of Ottawa.

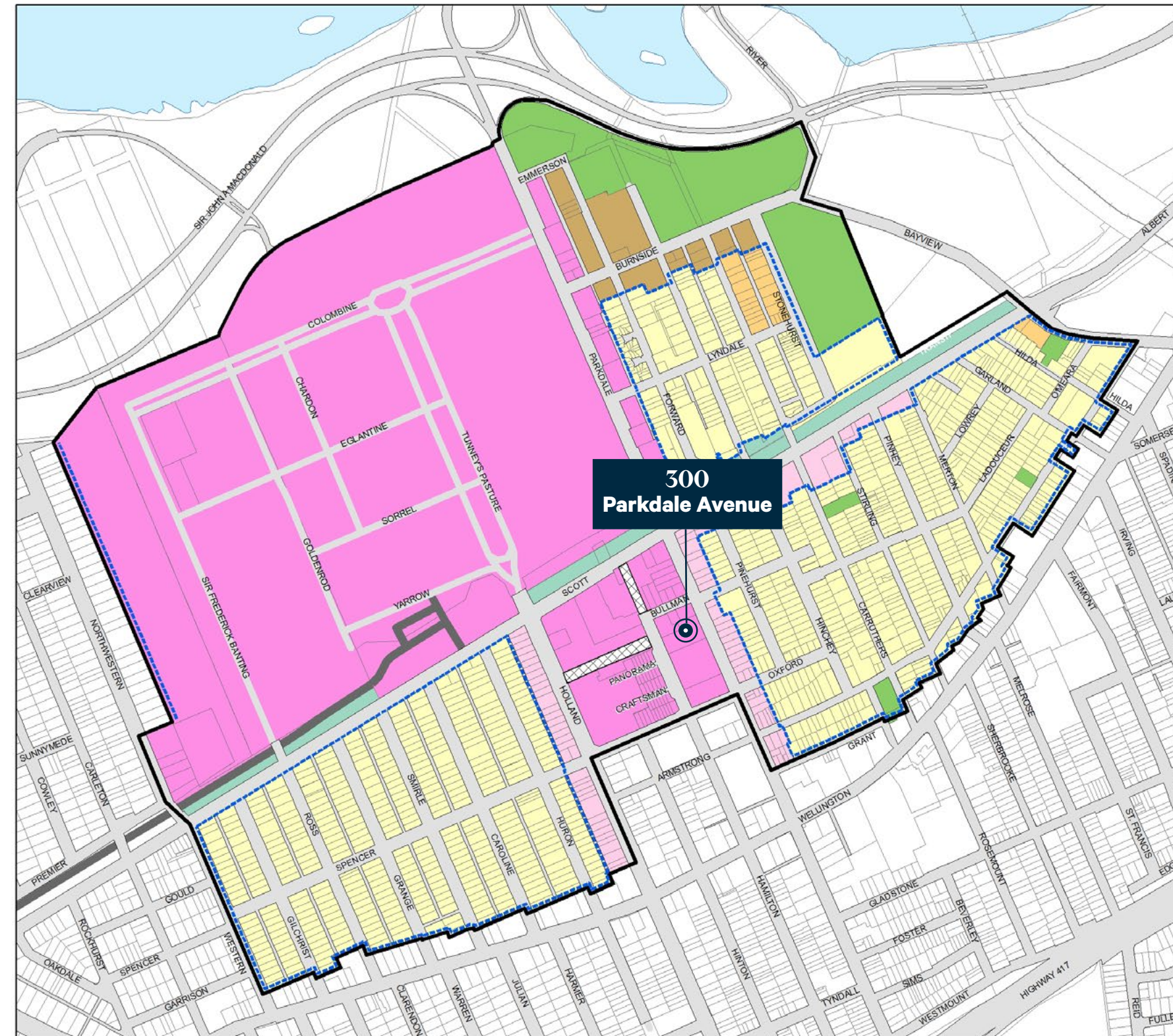
The Official Plan policy for the Property falls within a series of policy frameworks, including:

- The Inner Urban Area;
- As an Evolving Neighborhood within a Hub and along a Minor Corridor;
- Subject to the Scott Street Secondary Plan and within a Design Priority Area.

City of Ottawa Schedules and Annexes from the Official Plan of each are included in the virtual data room for the Property.

The Official Plan policies support high-rise development within the immediate surrounding area and for the Property.

Additional information related to the Official Plan can be found at [New Official Plan - Official Plan | City of Ottawa](#)



Ottawa

Scott Street / Rue Scott
 SECONDARY PLAN - Volume 2A
 Schedule A - Land Use
 PLAN SECONDAIRE - Volume 2A
 Annexe A - Utilisation du sol

▭ Scott Street CDP Boundary/
 zone de la rue Scott PCC

LAND USE / UTILISATION DU SOL

- Mixed-Use Centre / Centre d'utilisations polyvalentes
- Secondary Mainstreet / Rue principale résidentielle
- Open Space - Existing / Espace vert - existant
- Open Space - Future / Espace vert - futur
- Low-Rise Residential / Secteur résidentiel de faible hauteur
- Mid-Rise Residential / Secteur résidentiel de faible moyenne hauteur
- Apartment Neighbourhood / Quartier d'immeubles de logements
- Mid-Block Connection / Passage piétonnier en section courante
- Neighbourhood Line / Ligne de quartier

City of Ottawa Official Plan
 Consolidation and Amendments
 Ville d'Ottawa Plan officiel
 Amendement au plan directeur approuvé

204 (04/2018)
 OMB Settlement (-/02/2015)

0 50 100 200 300 400 Meters

Prepared by: Planning and Growth Management Department,
 Mapping & Graphics Unit
 Préparé par: Service de l'urbanisme et de la gestion de la croissance,
 Unité de la cartographie et des graphiques

Zoning

IM[104] F(1.0) H(13.5) - Mixed Industrial Zone (per the City of Ottawa):

The purpose of the Mixed Industrial Zone is to:

- Accommodate mixed light industrial uses in a business park setting, in accordance with the Mixed Industrial designation of the Official Plan.
- Allow a variety of limited service and retail uses that serve employees and nearby residents.

Permitted Uses

(1) In the Mixed Industrial Zone, the following uses are permitted:

- automobile body shop
- automobile dealership
- automobile service station
- broadcasting and production studio
- cannabis production facility, indoor
- crematorium
- kennel
- light industrial use
- micro-distribution facility
- parking garage
- parking lot
- research and development centre
- catering establishment
- data centre
- emergency service
- garden centre
- training centre
- warehouse
- heavy equipment and vehicle sales, rental, and servicing

Conditional Uses

(2) In the Mixed Industrial Zone, the following uses are permitted:

- animal care establishment
- automobile rental establishment
- car wash
- gas bar
- instructional facility
- medical facility
- personal service business
- restaurant
- retail store limited to a convenience store or a retail food



Short-Term Income Opportunity

The Owner, Scintrex Trace Corp., is a division of Autoclear Security Inspection Systems (the “Tenant”), will continue its occupancy at 300 Parkdale for minimum term of 1-year and up to a term of 2-years.

As a tenant, they will continue to occupy the building as an owner, paying all operating expenses and property taxes, entering into a Net Lease with the buyer. In addition to operating expenses and property taxes, they will pay a market net rent for the building.

The Tenant will enter the lease on an as-is where-is basis and will vacate the building at expiry of the term on an as-is, where-is basis without any obligation to restore, make good or otherwise leave the building in any other condition then on the day of closing the sale transaction. There will be no obligation for any major repairs and maintenance by the Tenant during the leaseback term.



Industrial Market Overview

The Ottawa Industrial market continues to demonstrate strong fundamentals with a quarterly drop in the overall availability rate to 4.4% and 182,000 square feet of positive absorption. Average market net rents in Q126 were \$16.35 per square foot. Activity and demand continues with a balanced cross-section of industries, including Defence, Logistics, Retail, Government and Corporate users, seeking industrial space solutions. The development pipeline is stable with 3.5-million square feet actively in development.

FIGURE 1: Industrial Market Fundamentals
Net Absorption & New Supply (000s SF)



FIGURE 2: Historical Industrial Availability Rate and Net Asking Rent
Average Net Asking Rent (PSF)



Source: CBRE Research, Q1 2026.

Major Development Projects

Local capital projects are all around the Property.

The City of Ottawa is nearing completion of Stage II of the Light Rail Transit system which will extend the LRT by 15km with 11-new stations. The Ottawa River South Shore Riverfront Park project will improve a continuous 9-km riverfront park connecting LeBreton Flats to Mud Lake. The plan provides guidance on facilities, amenities and design improvements needed along the waterfront.

Together with these nearby improvements, Ottawa's economy is also being fueled by other significant construction and infrastructure projects, with numerous large-scale ventures expected to stimulate the local economy and promote growth in the region. This robust construction activity is anticipated to continue through 2026.

Major public sector infrastructure projects including the potential development of the LeBreton Flats (\$4 Billion), completion of the new Ottawa Central Library (\$192 Million), development of the new Ottawa Hospital Campus (\$2.8 Billion), Central Block rehabilitation (\$5 Billion), Lansdowne 2.0 (\$400 Million), CHEO (\$370 Million) are each enhancing and positioning Ottawa as a global city for the future.

The private sector remains confident in Ottawa and continues to invest in developing new housing, commercial and cultural projects including Live Nation's new History live entertainment venue and over 15,000 residential units.

Ottawa Central Library



OTTAWA CENTRAL LIBRARY

The Ottawa Central Library is slated to replace the Ottawa Public Library's main branch with a 216,000 sq. ft. building featuring state-of-the-art facilities and costing a total of \$192.9 Million. The facility is expected to open in late 2024 and will include the creation of large, open learning spaces and modern design practices with cafes and multi-purpose meeting rooms.

OTTAWA HOSPITAL

The Ottawa Hospital's new campus, a major \$2B-\$4B health infrastructure project on Carling Avenue near Dow's Lake. This 50-acre, state-of-the-art facility will feature 641 single patient rooms, an advanced trauma center, and specialized research programs, focusing on patient experience and digital innovation.

LEBRETON FLATS

The National Capital Commission has created an ambitious master plan for the redevelopment of the area known as LeBreton Flats, a 71.7-acre site in Downtown Ottawa poised for expansive redevelopment. The project is estimated to cost \$4 Billion and will include the addition of 4,000 new residential units (4.5 Million sq. ft.), over 1.5 Million sq. ft. of office and retail space, and up to 6,500 estimated jobs post-construction. LeBreton will become a new staple in Ottawa's already vibrant downtown district. The Master Concept Plan envisions 31.2 acres of dedicated parks and greenspace including a dedicated Park District approximately 3km from Island Park Towers.

LANSDOWNE 2.0

Lansdowne 2.0 is a strategic plan to modernize aging facilities, improve public spaces, add more homes and businesses, and ensure Lansdowne continues to serve as a year-round destination. The plan protects and enhances an asset that belongs to the people of Ottawa. This initiative is focused on maintaining public infrastructure and creating an improved space for residents, visitors, and future generations.



Lansdowne 2.0

Photo Credit: <https://anevenbetterlansdowne.ca/concept-plan/>



LeBreton Flats



Ottawa Hospital

Photo Credit: <https://newcampusdevelopment.ca/concept-plan/>

300 Parkdale Avenue

ACCEPTING OFFERS ON A FIRST-COME-FIRST-SERVED BASIS

**FOR MORE
INFORMATION
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