

Prime Hazeldean Infill Opportunity

19,988 SQFT

Major Retail Hub



Price: \$1,999,000.00



Zoning: MS2



Site Services: Municipal Services



570-Unit Mixed-Use
Community
Under Construction

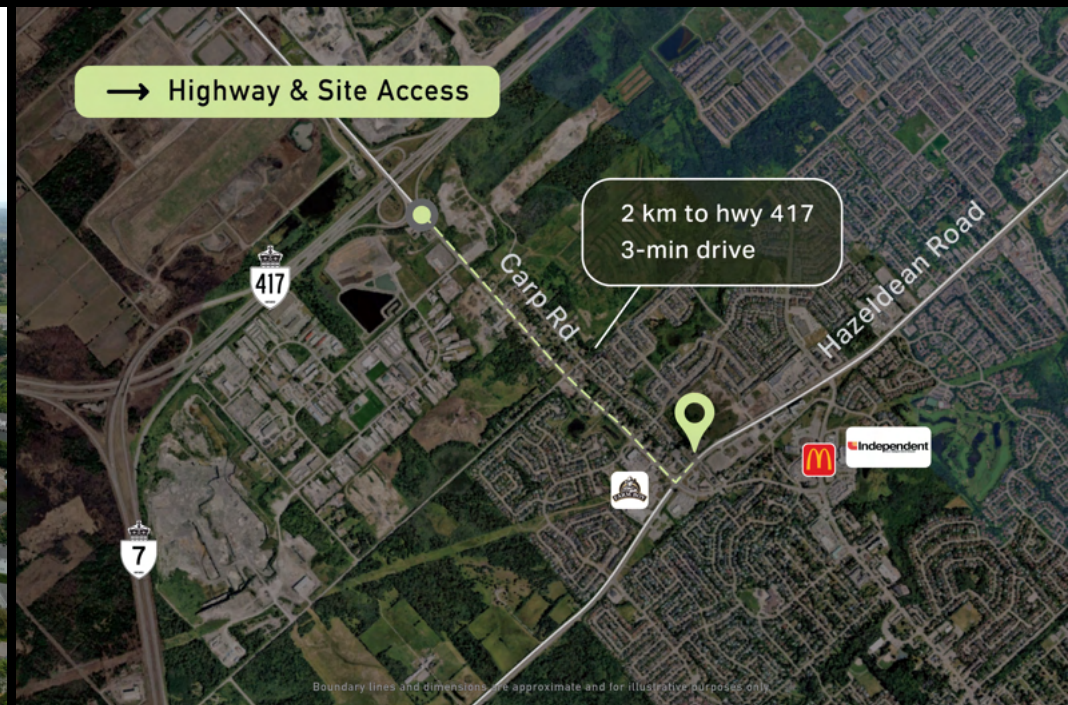


413-Suite Retirement Residence
Planned Community

FOR SALE



6231 Hazeldean Rd, Ottawa, ON K2S 1B9



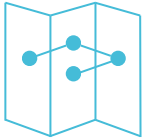
Property Details

- ✦ **Frontage & Depth:** Approximately 129 Ft. of frontage on Hazeldean Rd., and 150 Ft of depth.
- ✦ **Size & Type:** 0.45 Acres of urban development land
- ✦ **Zoning Title & Abbreviation:** Zoned Mainstreet Zone 2 (MS2)

Full Listing Assets ➤

Property Description

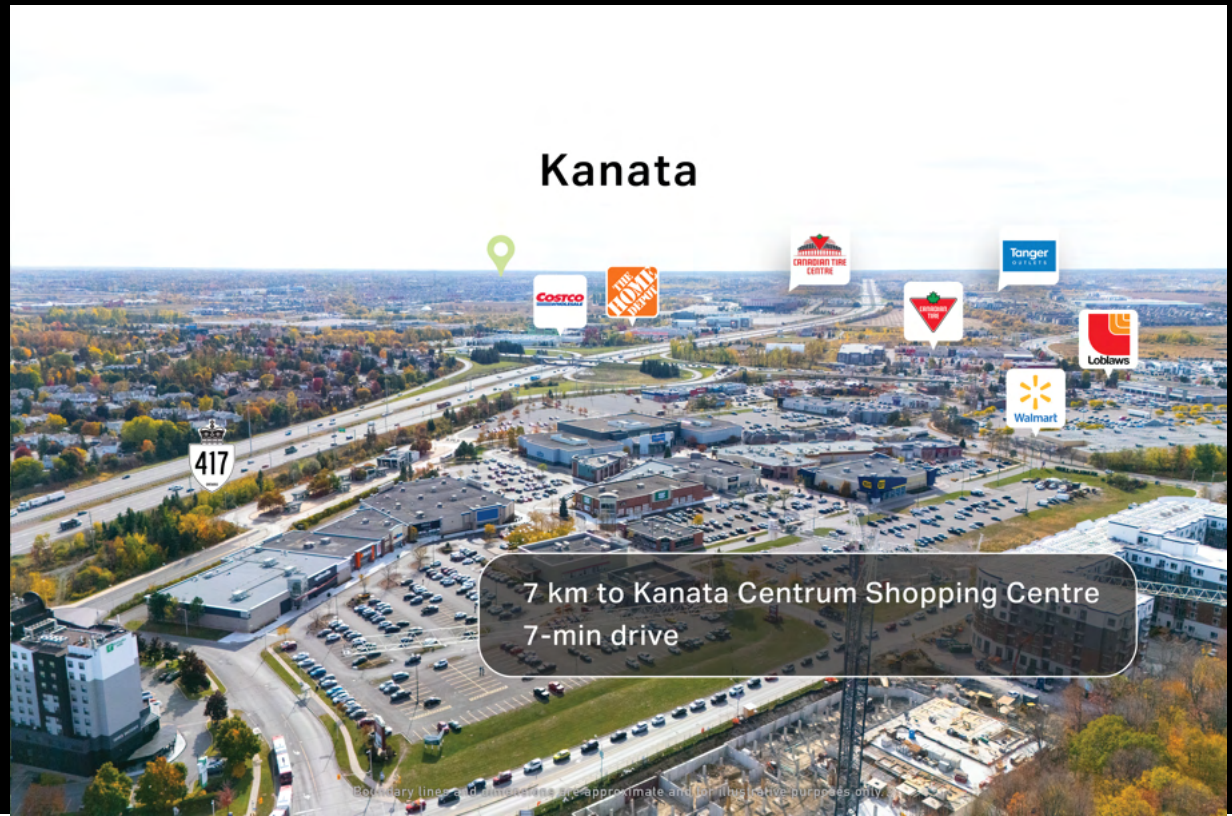
High-visibility Hazeldean Road site suited to purpose-built rental, condominium, and residential-led mixed-use development. This is the kind of site that can support a meaningful project without requiring large-scale development. Offering approximately 0.45 acres, roughly 129 feet of frontage and flexible MS2 zoning, the property provides a manageable platform for creating new housing along a corridor connecting Stittsville's growing neighbourhoods with Kanata's amenities and employment base.



Surroundings

Positioned along Hazeldean Road near Stittsville Main Street, the property is surrounded by established residential communities, retail services and major west-Ottawa destinations. Proximity to Canadian Tire Centre, Tanger Outlets and Kanata's employment areas supports both residential demand and a range of complementary commercial uses.

Google Earth



→ Surrounding Neighbourhood

Kanata

95,000+ residents
5-min drive

Stittsville

57,000+ residents
within walking distance.

Boundary lines and dimensions are approximate and for illustrative purposes only.

→ Access Connectivity

Kanata

5 km
5-min drive

Stittsville

Walking distance

Downtown

29 km / 23-min drive

Boundary lines and dimensions are approximate and for illustrative purposes only.



Connectivity

Direct Hazeldean Road frontage provides convenient connections to Carp Road, Highway 417, Highway 7 and Terry Fox Drive. This regional access places the property within reach of Stittsville's residential market, Kanata's employment base and the broader Ottawa region.

Google Maps



Property Overview



Built for What Comes Next

Meaningful development does not always require a large site—it requires the right scale, location and flexibility to respond to the market.

Links to Additional Details



[Property Overview](#)



[Zoning Map](#)



[Zoning By-Law](#)



[Environmental Information](#)



[GeoWarehouse Report & Demographics](#)



[Neighbourhood Report](#)

Data/Information Sources (Where Applicable):

Zoning - Refer to the local municipality's official website..

Official Plan - Refer to the local municipality's official website.

Demographics - <https://collaboration.geowarehouse.ca/>

Environmental - <https://www.ontario.ca/page/make-natural-heritage-area-map>

Disclaimer:

We strive to provide the most accurate information available, but some details may be complex or subject to change without notice. The information is deemed reliable but is not guaranteed to be accurate or complete. No warranty or representation of any kind, express or implied, is made regarding the information contained within this document. All parties are recommended to independently verify all details, and all measurements provided are approximate and should be independently confirmed. This information is not intended to replace any type of professional advice.

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