

LAND FOR SALE

2446 INNES ROAD

Ottawa, ON K1B 3J9



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OFFERING SUMMARY

Sale Price:	\$1,150,000.00
Lot Size:	approx. 19,299 SF
Property Tax:	\$3,481.00 (2025)
Zoning:	MS 2 (708)

PROPERTY OVERVIEW

Positioned along bustling Innes Road in the rapidly expanding suburban Ottawa community of Blackburn Hamlet, this exceptional development opportunity offers outstanding potential for both residential and commercial projects. With dual access from Innes Road and Glen Park Drive, the property provides excellent visibility, accessibility, and flexibility for future development plans. Zoned to accommodate a variety of residential and commercial uses, this site is ideal for investors, developers, and builders looking to capitalize on one of Ottawa's growing suburban corridors. The existing detached home is being sold in "as-is, where-is" condition, with the property being offered primarily for land value.

PROPERTY HIGHLIGHTS

- 106 Feet of street frontage on Innes Road.
- Municipal utilities available onsite.
- Mixed use zoning.
- High volume traffic corridor with great street level visibility.
- Established neighbourhood with nearby schools, parks, and retailers.

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Additional Photos



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Retailer Map



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