

Versatile Industrial Site

1.14 ACRES

2,000 SF Office
2,254 SF Shop | 14' Clear

FOR SALE



Zoning: RIL1



Site Services: Hydro, Propane, Well, and Septic



150 Indcum Rd, Ottawa, ON K4B 1T8



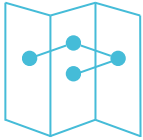
Property Details

- ✦ Approximately 141 ft. of frontage on Indcum Rd., and 351 ft. of depth
- ✦ 1.14 acres of industrial land, with approximately 4,254 sq. ft. across two buildings and 14' clear height.
- ✦ Zoned Rural Industrial & Logistics 1 (RIL1)

Full Listing Assets ➤

Property Description

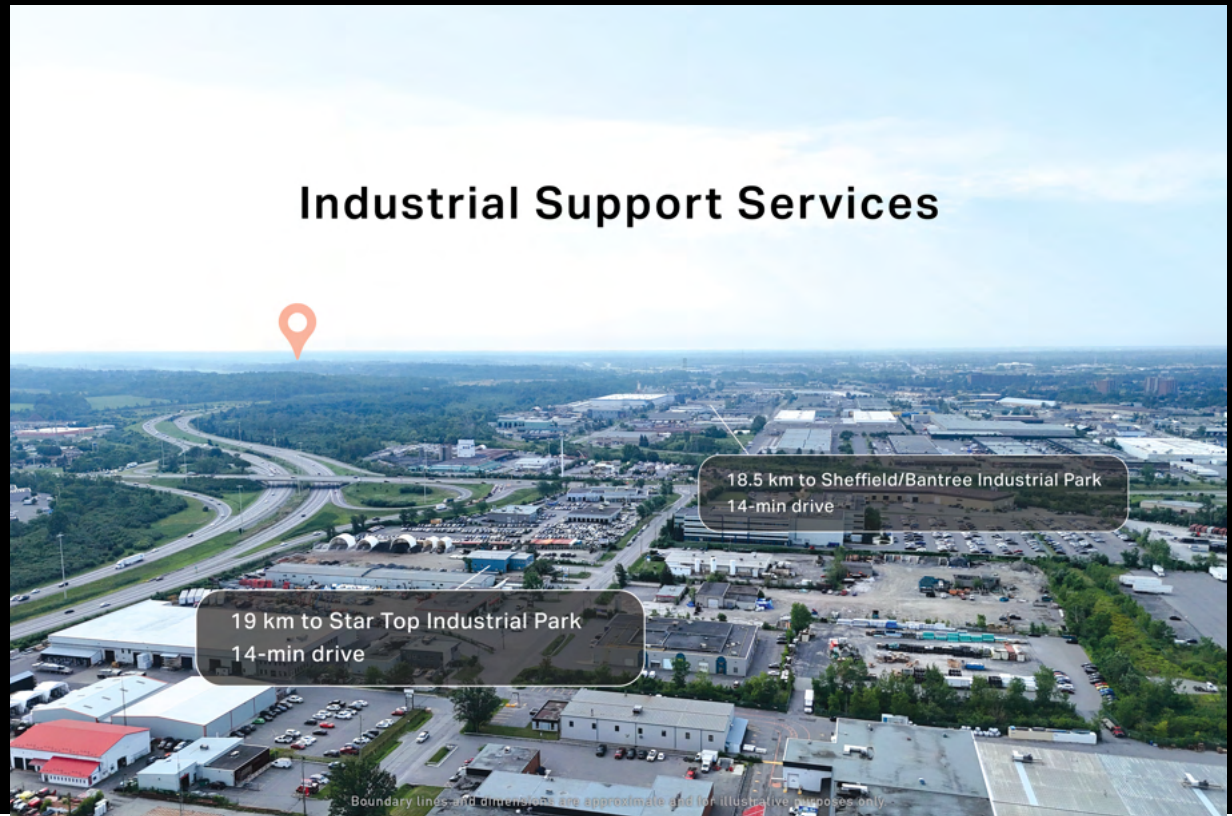
An industrial facility designed around the needs of contractors, fleets and service-based operators. 150 Indcum Road offers approximately 2,000 Sq. Ft of office space and a 2,254 Sq. Ft. warehouse with 14' clear-height. The site is designed to maximize usable outdoor space, leaving the majority of the property available for the storage of vehicles, trailers, equipment, and materials. The separate buildings allow administrative, storage and servicing functions to operate independently while remaining on one consolidated site. RIL1 zoning supports a broad range of industrial and yard-oriented uses, with access to Highway 417 through Boundary Road providing practical regional connectivity. Front Building Features: Two propane forced-air furnaces (2021) and two A/C units (2021) separately servicing the front and rear office areas, 200 Amp electrical service, fiber optic internet, LED lighting throughout, windows (2021), tin roof with heated roof/ice dam prevention system. Rear Garage Features: 100 Amp electrical service, LED lighting throughout, fully insulated third bay, General Property Features: Septic system (2020), and hardwired interior/exterior security camera system.

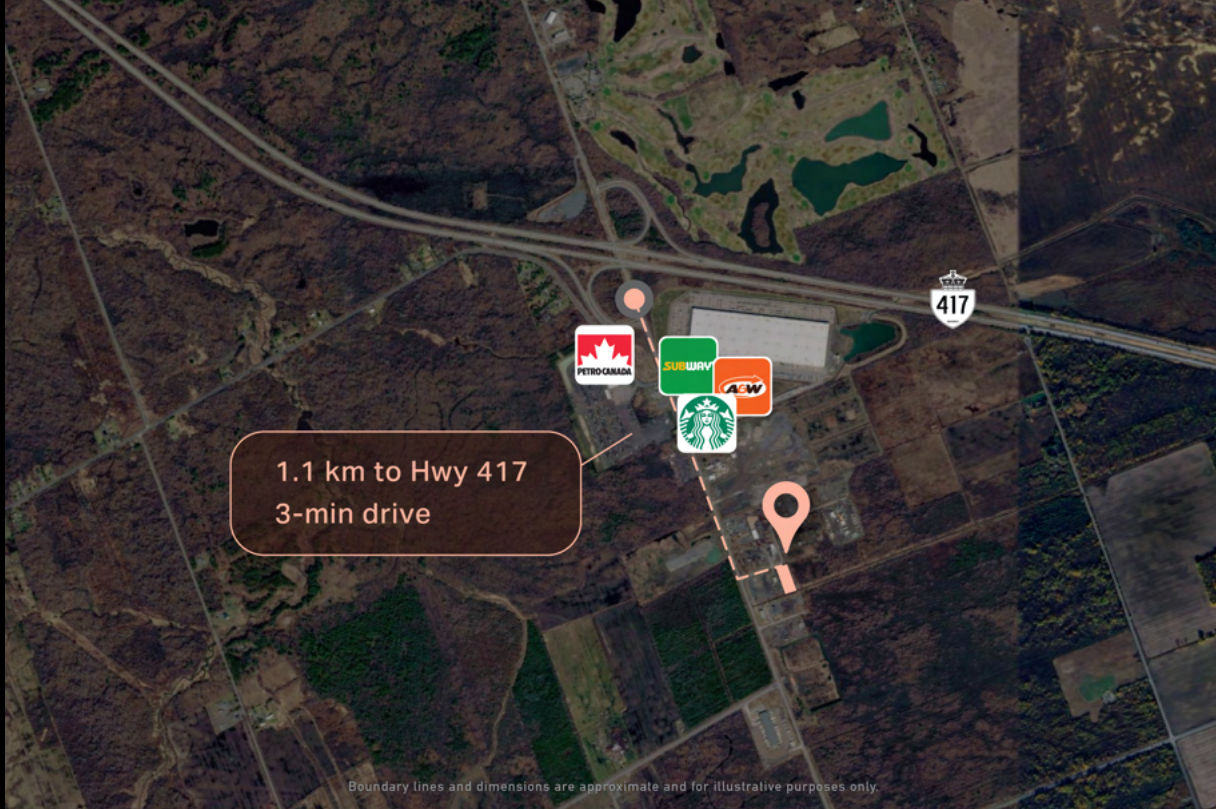


Surroundings

Nearby amenities and employment anchors include a Petro-Canada station approximately 1.1 kilometres away and Amazon's fulfilment centre within 1.9 kilometres. Ottawa's Sheffield/Bantree and Star Top industrial areas provide access to building suppliers and business services that complement day-to-day industrial operations.

Google Earth





Connectivity

Immediate access to Boundary Road places both Mitch Owens Road and Highway 417 approximately one kilometre from the property, with Russell Road less than four kilometres away. This network supports efficient movement throughout Ottawa, Eastern Ontario and the broader Highway 417 corridor.

Google Maps 



Property Overview



Operational Flexibility That Endures

For the right owner-user, 150 Indcum Road offers the control, flexibility and long-term utility needed to establish a lasting operational home.

Additional Details

A septic system replaced in 2020, hardwired interior and exterior security camera system, and a roof equipped with a heated ice dam prevention system.

Municipal Taxes: \$8,411.07

Links

 [Property Overview](#)

 [Zoning Map](#)

 [Zoning By-Law](#)

 [Environmental Information](#)

 [GeoWarehouse Report & Demographics - 1](#)

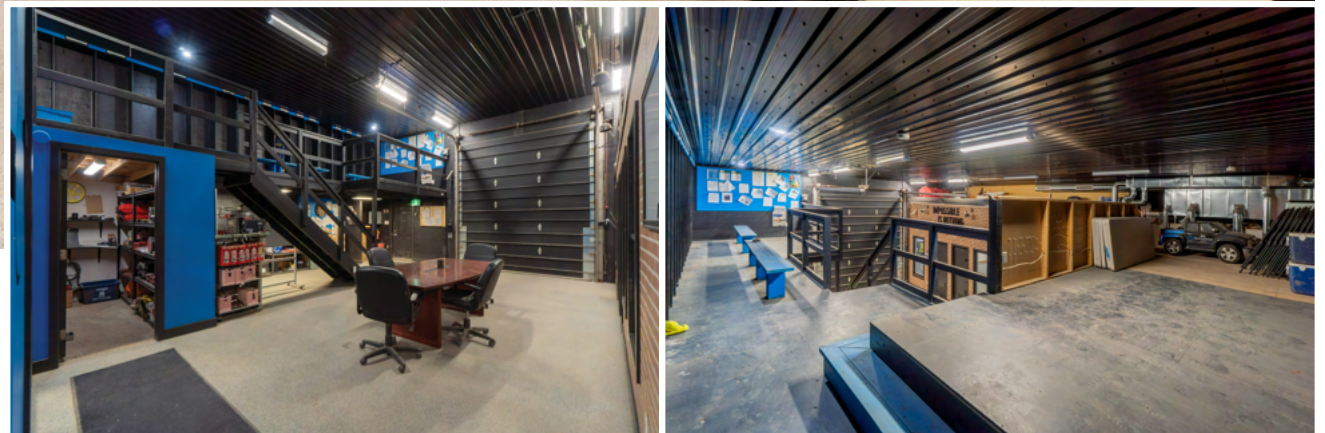
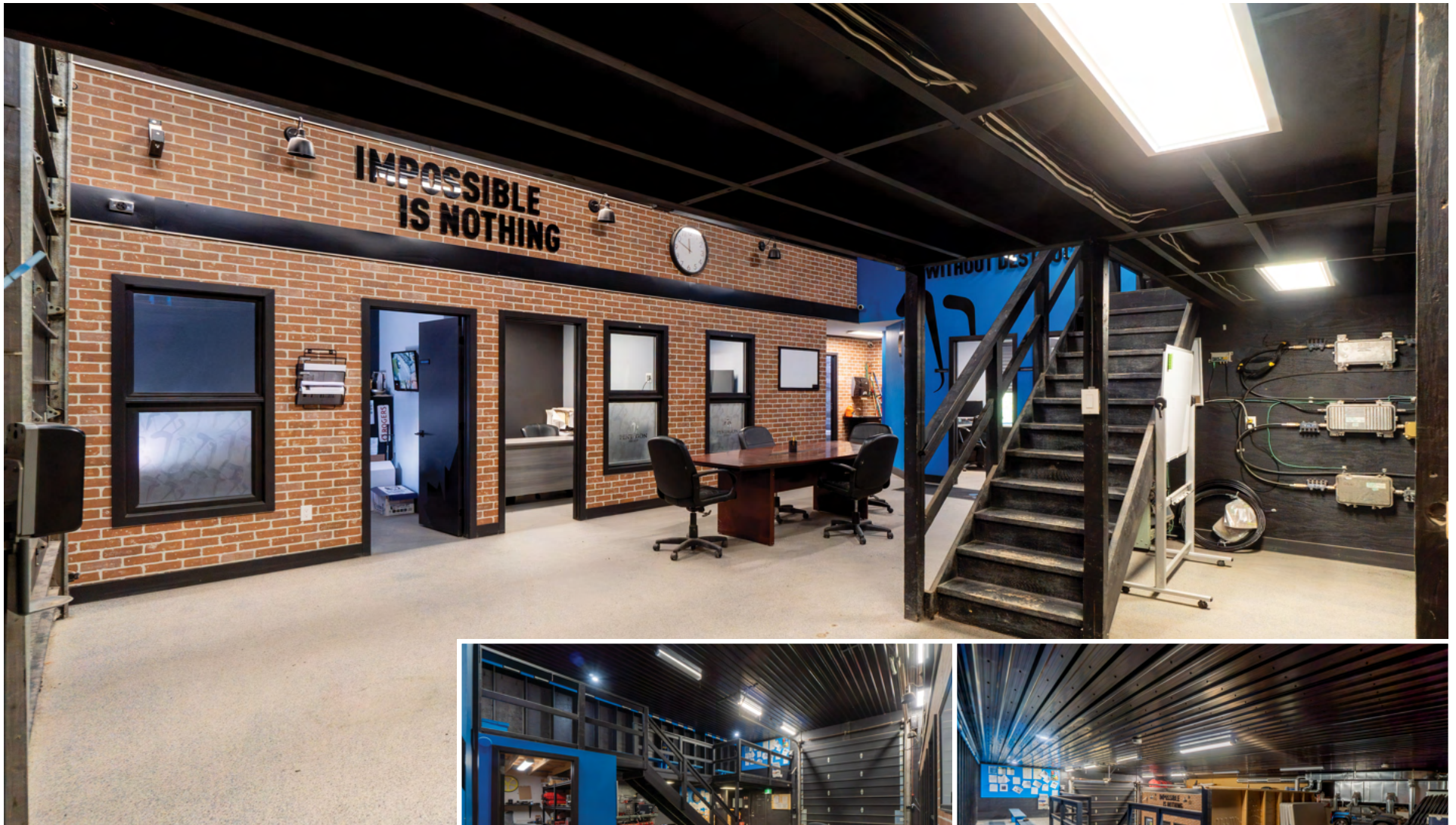
 [GeoWarehouse Report & Demographics - 2](#)

 [GeoWarehouse Report & Demographics - 3](#)



Executive Office Space

A beautifully finished office featuring a reception area, boardroom, private offices, administrative workspace and staff kitchen delivers a polished environment that reflects the professionalism of your business. Enhanced with epoxy metallic flooring, LED lighting, fibre optic internet, updated windows (2021), and a propane forced-air furnace (2021) with A/C (2021), the space is designed for both comfort and performance.



Flexible Warehouse and Office Space

A warehouse bay with mezzanine storage and multiple rear offices provides the flexibility to support administration, storage and day-to-day operations from one efficient workspace. The rear offices are enhanced with durable epoxy flake flooring, while 200-amp electrical service, LED lighting, and a dedicated secondary propane forced-air furnace (2021) with A/C (2021) provide reliable utility and year-round comfort.



Purpose-Built Service and Storage Area

Three powered garage bays, including one fully insulated bay, provide versatile space for servicing vehicles, storing equipment and supporting daily operations. Supported by 100-amp electrical service and LED lighting throughout, the space is well-equipped for a wide range of commercial and contractor uses.

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:

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