

Burton Road

Ottawa, Ontario



ASKING PRICE

\$150,000 per acre

ASKING GROSS RENT

\$3,500 per acre
per month

Contact Us

Steve Piercey *
Senior Vice President
+1 613 691 2100
steve.piercey@cbre.com

Mike McMurtry
Sales Representative
+1 613 691 2135
michael.mcmurtry@cbre.com

Erik Falardeau*
Senior Vice President
+1 613 788 3791
erik.falardeau@cbre.com

*Sales Representative

Property Details

CBRE is pleased to offer this opportunity to PURCHASE or LEASE approximately 15 acres of Rural Commercial, industrial development land located along Highway 417, Ottawa, ON (the "Property").

This highly visible location is situated in the growing 417 Industrial Park (Vars, ON) and has direct access to The Trans Canada Highway at the Rockdale Road interchange.

The City of Ottawa Rural Commercial (RC) Zoning Bylaw permits a variety of different uses. Sale of the Property would be subject to a severance. The owner will also consider a land lease scenario for the property.

Property Information

ADDRESS	Burton Road
LAND SIZE	15 acres
ZONING	RC - Rural Commercial
PROPERTY CONDITION	Flat, gravel, fenced in yard.

SALE		LEASE	
Asking Price	\$150,000 per acre	Gross Rental Rate	\$3,500 per acre per month
PIN	Part of 145530256 (subject to severance)	Lease Term	Negotiable
		Availability	Immediate



Zoning Permitted Uses

- agriculture-related use
- animal care establishment
- automobile dealership
- automobile rental establishment
- automobile service station
- car wash
- drive-through facility
- gas bar
- heavy equipment and vehicle sales, rental and servicing
- indoor entertainment facility
- instructional facility
- kennel
- light industrial use, limited to a brewery, cidery or distillery
- parking lot
- place of assembly
- warehouse
- outdoor storage
- retail store, limited to a retail food store, convenience store or the sale of agricultural, construction, gardening or landscaping-related products, equipment or supplies



Contact Us

Steve Piercey *

Senior Vice President
+1 613 691 2100
steve.piercey@cbre.com

Mike McMurtry

Sales Representative
+1 613 691 2135
michael.mcmurtry@cbre.com

Erik Falardeau*

Senior Vice President
+1 613 788 3791
erik.falardeau@cbre.com

**CBRE Limited,
Real Estate Brokerage**
340 Albert Street, Suite 1900
Ottawa, ON K1R 7Y6

*Sales Representative

