



Boundary Rd

Indcum Rd

Amazon

Versatile Industrial Site

1.14 ACRES



Zoning: RIL1



Site Services: Hydro

FOR SALE



150 Indcum Rd, Ottawa, ON K4B 1T8



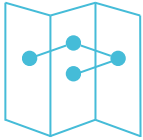
Property Details

- ✦ 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
- ✦ 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 2,600 Sq. Ft. shop and a 2,000 Sq. Ft. warehouse, with most of the site remaining available for vehicles, trailers, equipment and materials. The separate buildings allow administrative, storage and servicing functions to operate independently while remaining on one consolidated site. RG zoning supports a broad range of industrial and yard-oriented uses, with access to Highway 417 through Boundary Road providing practical regional connectivity.

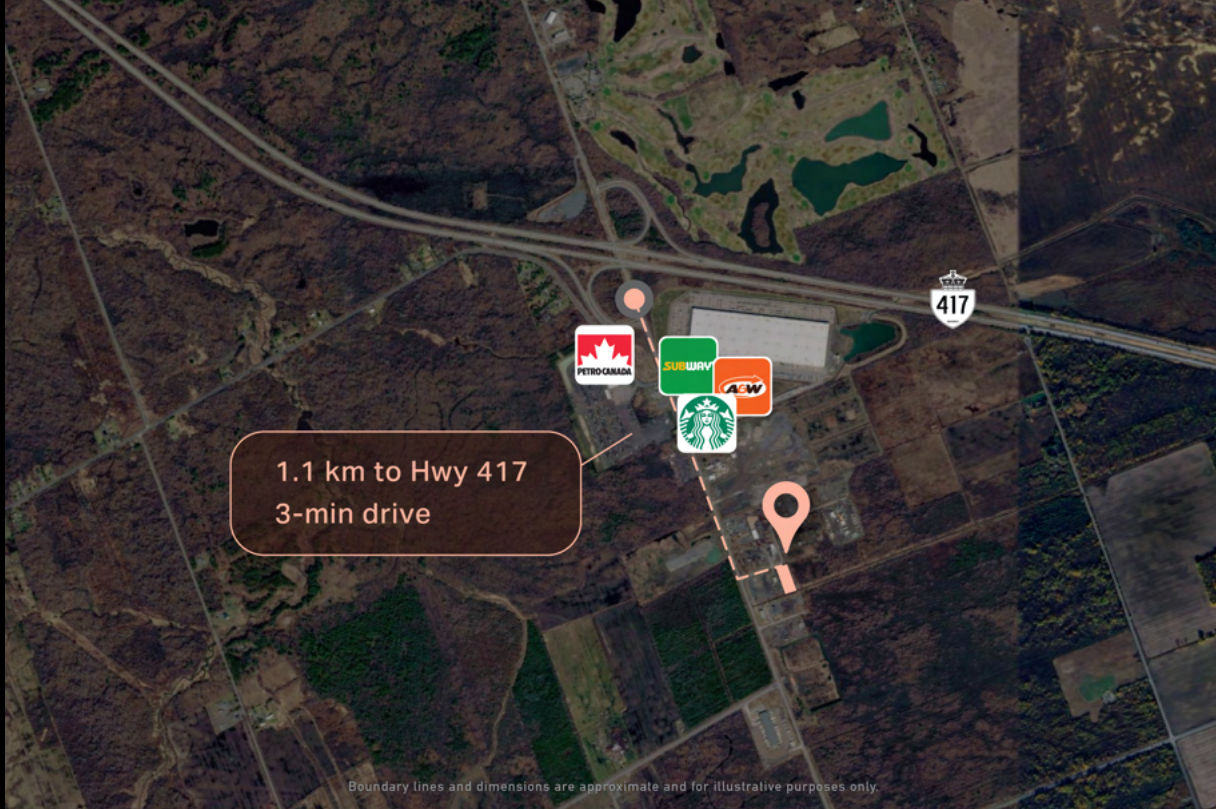


Surroundings

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





1.1 km to Hwy 417
3-min drive



176 km to Montreal
2-hour drive



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.

Municipal Taxes: \$8,411.07

Links to Additional Details



[Property Overview](#)



[Zoning Map](#)



[Zoning By-Law](#)



[Environmental Information](#)



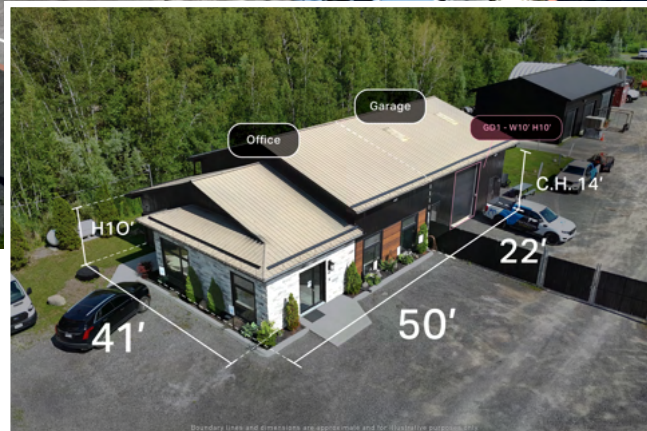
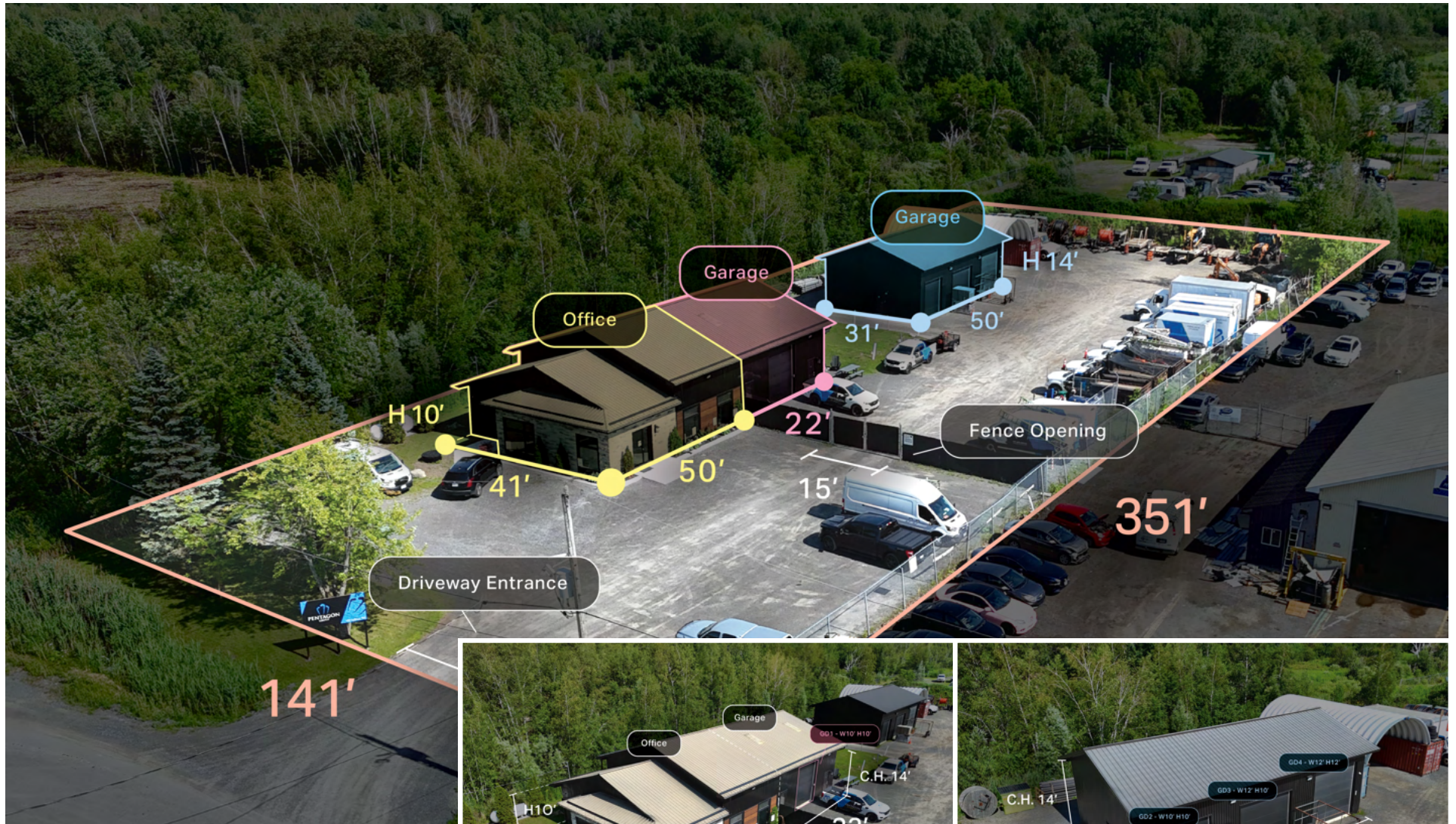
[GeoWarehouse Report & Demographics - 1](#)



[GeoWarehouse Report & Demographics - 2](#)



[GeoWarehouse Report & Demographics - 3](#)



Purposeful Space for Daily Operations

Separate warehouse, office and garage spaces provide the flexibility to organize administration, storage and servicing around the needs of the business.

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.

**Brokered by RE/MAX Hallmark Realty Group Brokerage,
Independently Owned and Operated.
344 O'Connor St. Ottawa, ON K2P 1W1**

DRM
REAL ESTATE

drmrealestate.ca



Danny Morissette

REALTOR®

(613) 334-6497

info@drmrealestate.ca



View Property