

KANATA NORTH DEVELOPMENT LAND OPPORTUNITY

0.4 ACRES

HERZBERG ROAD

DEVELOPMENT SITE







Overview

Cushman & Wakefield Ottawa (the "Advisor"), on behalf of the beneficial owner, is pleased to offer for sale a 100% freehold interest in 0.4 acres of land located along Herzberg Road, between Legget Drive and Turtle Point Private (the "Property"). The Property is situated in the prestigious Kanata North Business Park.

The Property comprises 17,578 sf of greenfield development land and features approximately 123' of frontage along Herzberg Road. The Property is currently zoned IP6[1549], allowing for a range of commercial uses, including, but not limited to light industrial uses, medical facility, office, service & repair shop, and automobile service station, among others.



	Property Details	
	Legal Description	Block 4 Plan 4M1096 Except Plan 4M1203, Ottawa
	PIN	045171144
	Zoning	IP6[1549]: Business Park Industrial Zone
	Site Area	17,578 sf 0.4 acres
	Surrounding Uses	Commercial and Low Density Residential
	Access	Herzberg Road
	Frontage	~ 123'



~ 123'
Herzberg Road
Frontage



5 MINSTo Highway 417

*Area boundaries are approximate

NATHAN SMITH

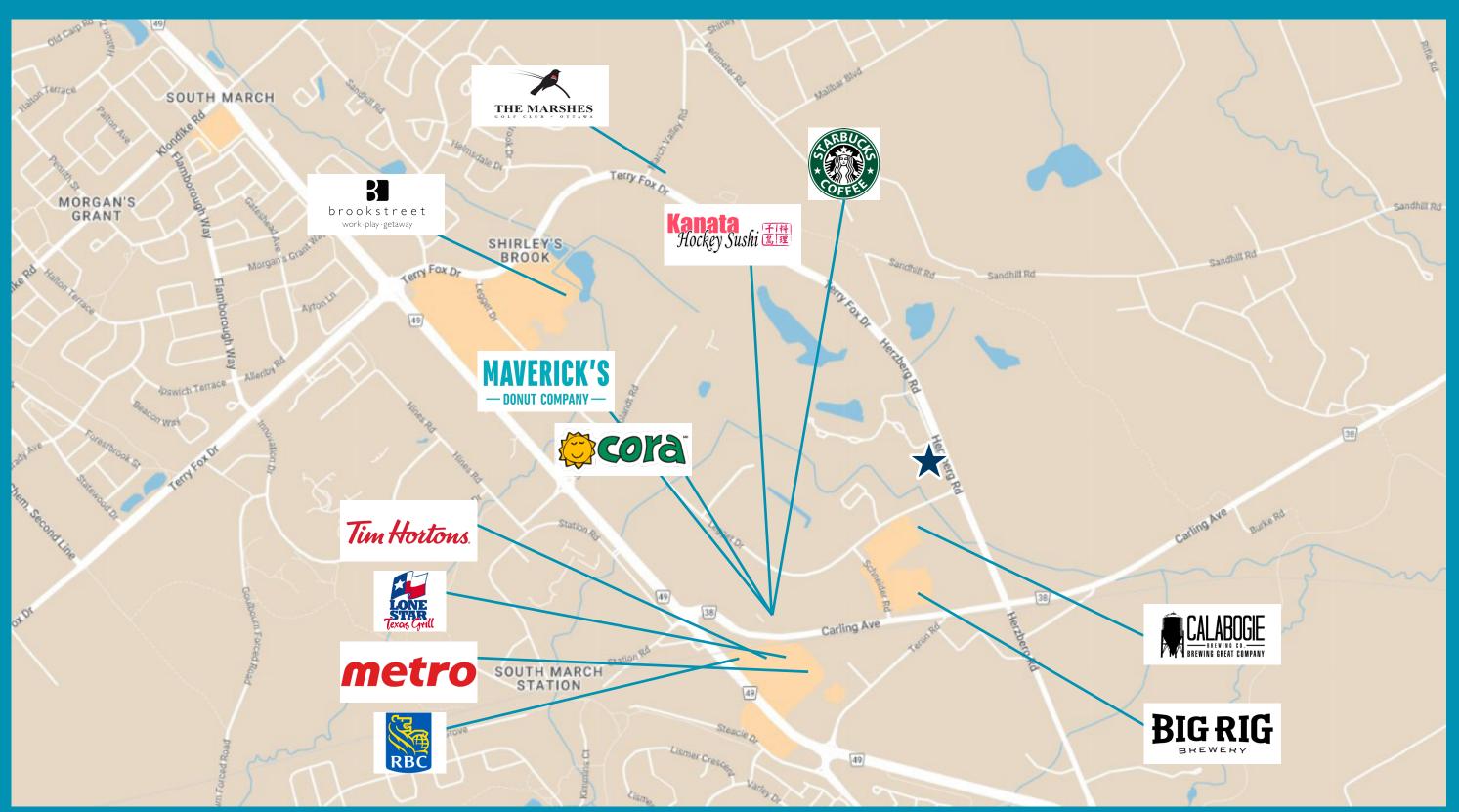
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AREA MAP







FOR SALE

HERZBERG ROAD

DEVELOPMENT SITE

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