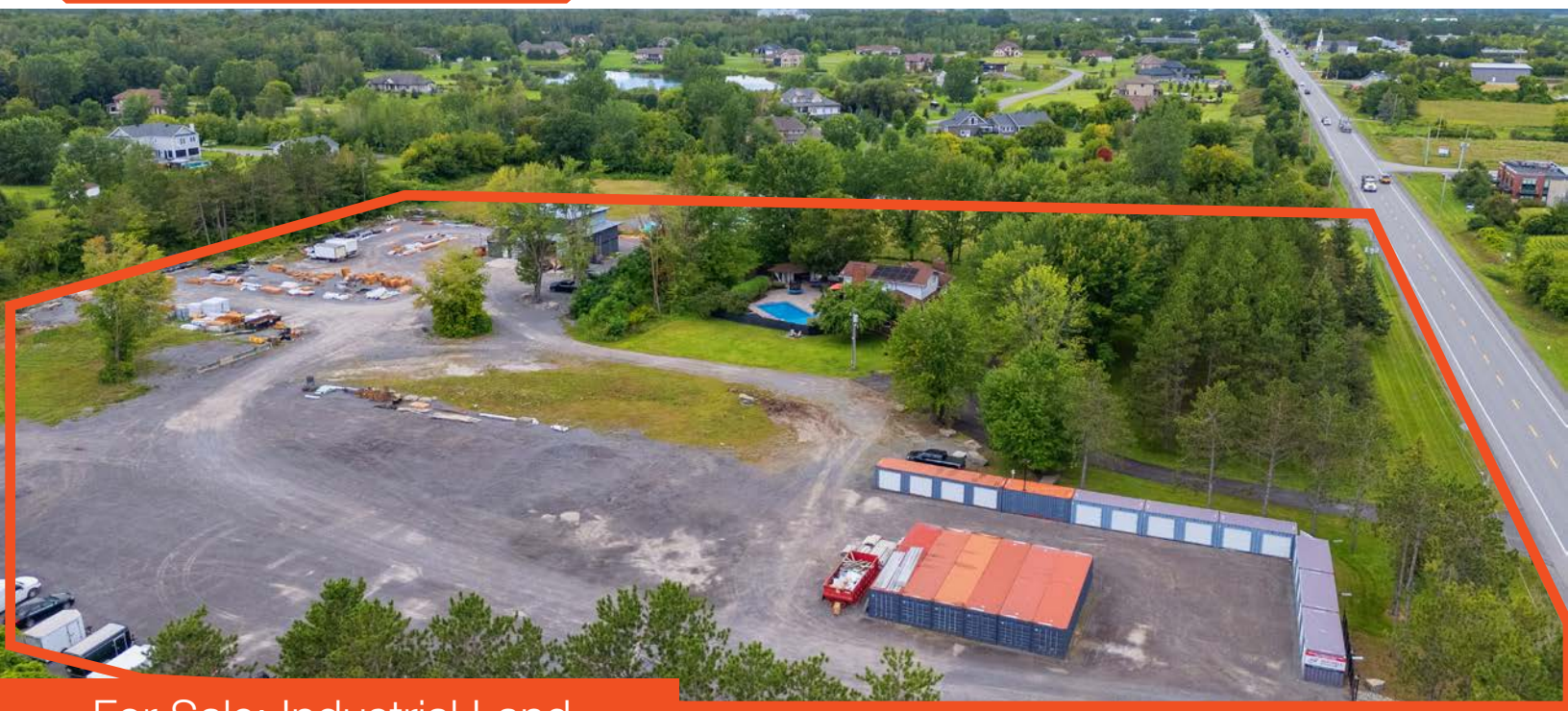




For Sale: Industrial Land

2877 Carp Road, Ottawa

Ottawa, Ontario

“Work, Live, Play”

Lennard:

333 Preston Street, Suite 420 Ottawa, Ontario
613.963.2640

lennard.com

2877 Carp Road, Ottawa



Property Details

- 

Available Size

Land: 7.3 acres
House: 4,741 SF
Warehouse: 2,437 SF
- 

Asking Price

\$ 5,500,000

Taxes

\$5,730,00 (annually - 2026)
- 

Availability

30-60 days
- 

Zoning

Rural Industrial and Logistics Zone - RIL1
- 

Parking

Ample parking on site
- 

Year Built

1976
(Recently Renovated)
- 

Situated in one of Ottawa's busiest industrial nodes
- 

Located minutes off HWY 417 & Carp Road

The Property

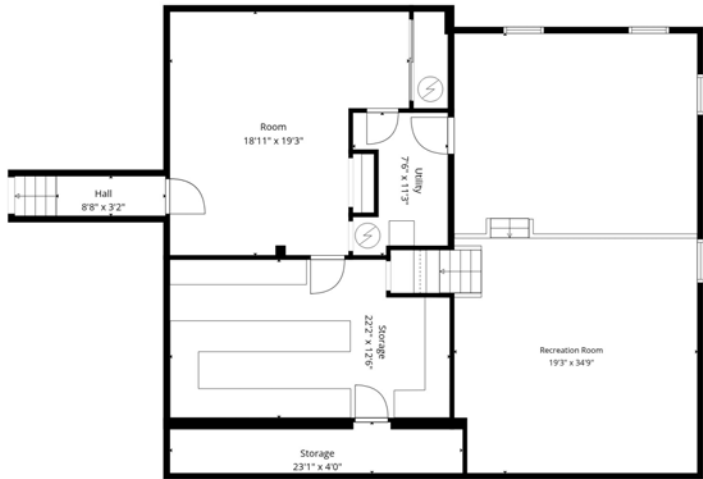
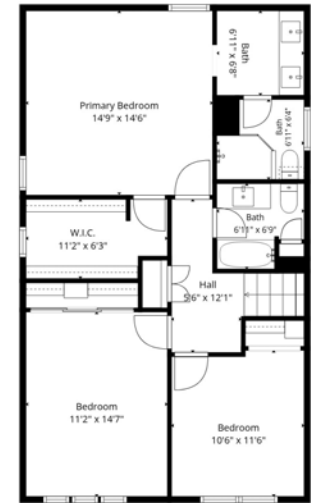
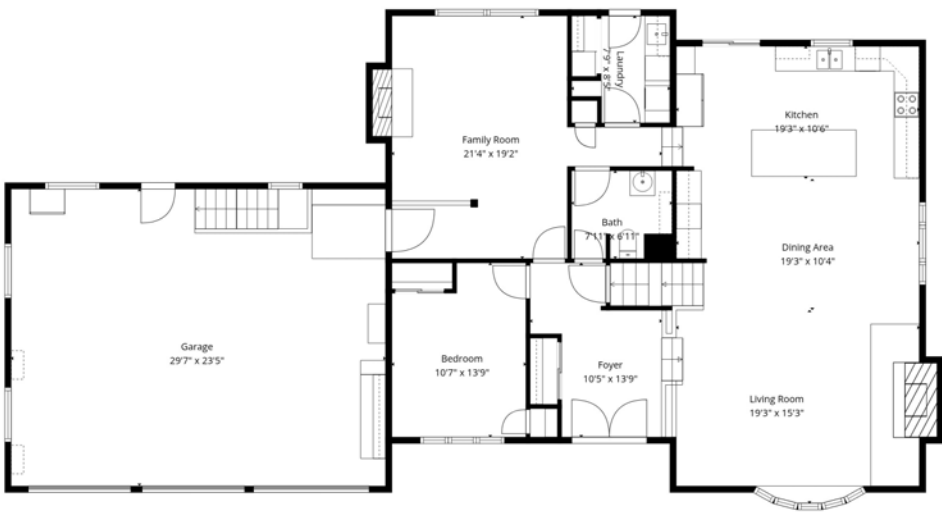
2877 Carp Road offers a rare multi-use opportunity featuring a detached residence, a 2,437 sq. ft. warehouse/shop, and a self-storage facility on the south side of the property, all under the same ownership. With excellent frontage on Carp Road, ample yard space, and a mix of residential and commercial functionality, the property is ideal for owner-operators, investors, or businesses seeking a flexible live-work investment.



The House

Spacious and thoughtfully designed 4-bedroom home offering 4,741 sq. ft. of living space across three levels. The main floor features an inviting open-concept layout with a generous kitchen, dining and living areas, plus a family room and flexible bedroom/office space. The second floor offers a spacious primary suite with walk-in closet and ensuite, along with two additional bedrooms. The finished basement provides a large recreation room, additional living space, laundry and ample storage. Complete with a two-car garage and plenty of room for the whole family.

Floor Plan



Lennard:



The Warehouse

This 2,437 sq. ft. warehouse features a spacious 2,051 sq. ft. main floor with a large open garage/workshop, two storage rooms, a washroom, and a separate front entrance. The 386 sq. ft. second floor includes a private office overlooking the warehouse, plus a 310 sq. ft. balcony, making the space ideal for warehouse, light industrial, automotive, or contractor operations.

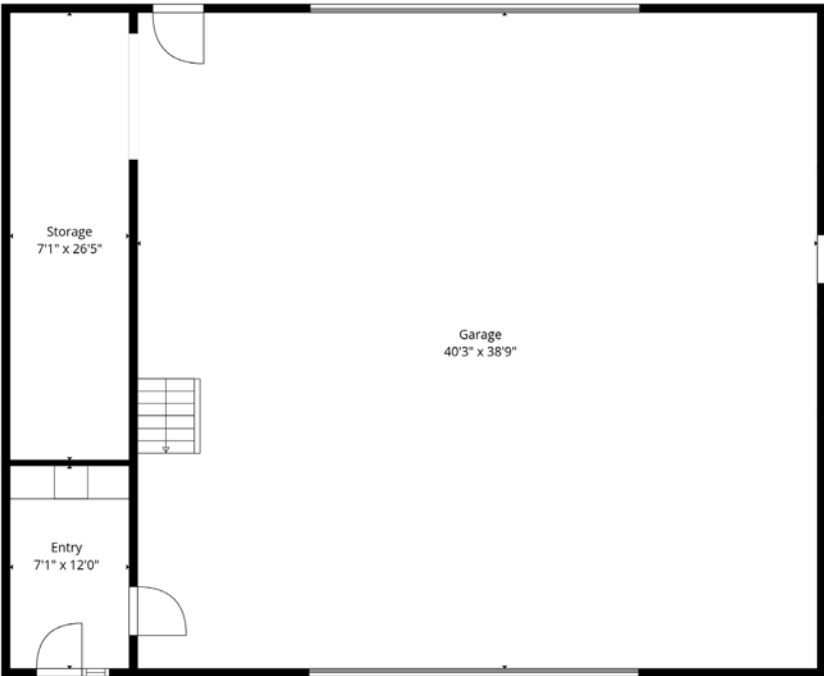


One Drive-In Door

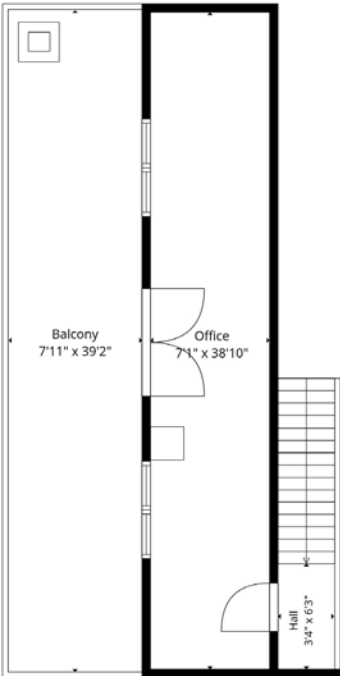


14' clear height

Floor Plan - Warehouse



1st Floor



2nd Floor





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