

FOR SALE
3894 & 3900
Russell Road
Ottawa

Ed Belanger*,
Senior Vice President
613.963.2632 | ebelanger@lennard.com

*Sales Representative



Lennard:

420-333 Preston Street, Ottawa
613.963.2640

lennard.com

Property Details



Site Area

3.4 acres

3894 Russell Road

1.47 Acres

3900 Russell Road

1.97 Acres



Pin

3894 Russell Road

043510115

3900 Russell Road

043510116



Legal Description

3894 Russell Road

PT LT 3 CON 6RF
GLOUCESTER AS IN
NS260559; GLOUCESTER

3900 Russell Road

PT LT 3 CON 6RF
GLOUCESTER AS IN
NS260575, EXCEPT PART 4
ON 4R17313; GLOUCESTER



Zoning

IH - Heavy Industrial



Asking Price

\$4,300,000

Property Highlights

- Highly sought after heavy industrial development site
- Property includes two buildings (Residential & Office)
- Short and longer term land leases in place
- Fully fenced and secured
- Can be sold with partial leaseback
- Features frontage onto the west side of Russell Road and onto the east side of Overton Drive
- The site is level with street frontage and with compacted yard space
- Contact Listing agent for financial information



Listing Agents

Ed Belanger*,

Senior Vice President

613.963.2632 | ebelanger@lennard.com

*Sales Representative

Photos

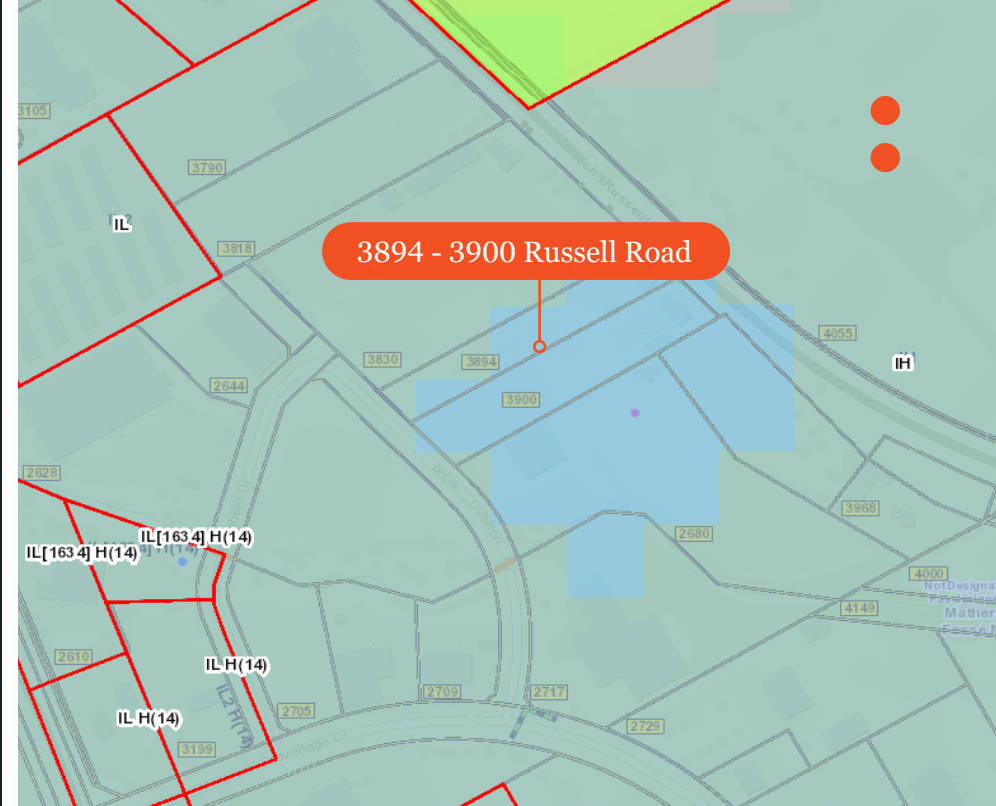


Lennard:

Zoning

IH - Heavy Industrial Zone

- Automobile body shop
- Automobile service station
- Cannabis production facility, indoor
- Catering establishment
- Crematorium
- Drive-through facility
- Emergency service
- Heavy equipment and vehicle sales, rental and servicing
- Heavy industrial use
- Leaf and yard waste facility
- Light industrial use
- Research and development centre
- Storage yard
- Truck transport terminal
- Warehouse
- Waste processing and transfer facility



Amenities Map



Shopping

- 1 Giant Tiger
- 2 Elmvale Shopping Centre



3984 - 3900 Russell Road



Highway 417



Banks

- 3 Bank of Montreal
- 4 RBC Royal Bank
- 5 CIBC



Gas Stations

- 6 Esso
- 7 Shell

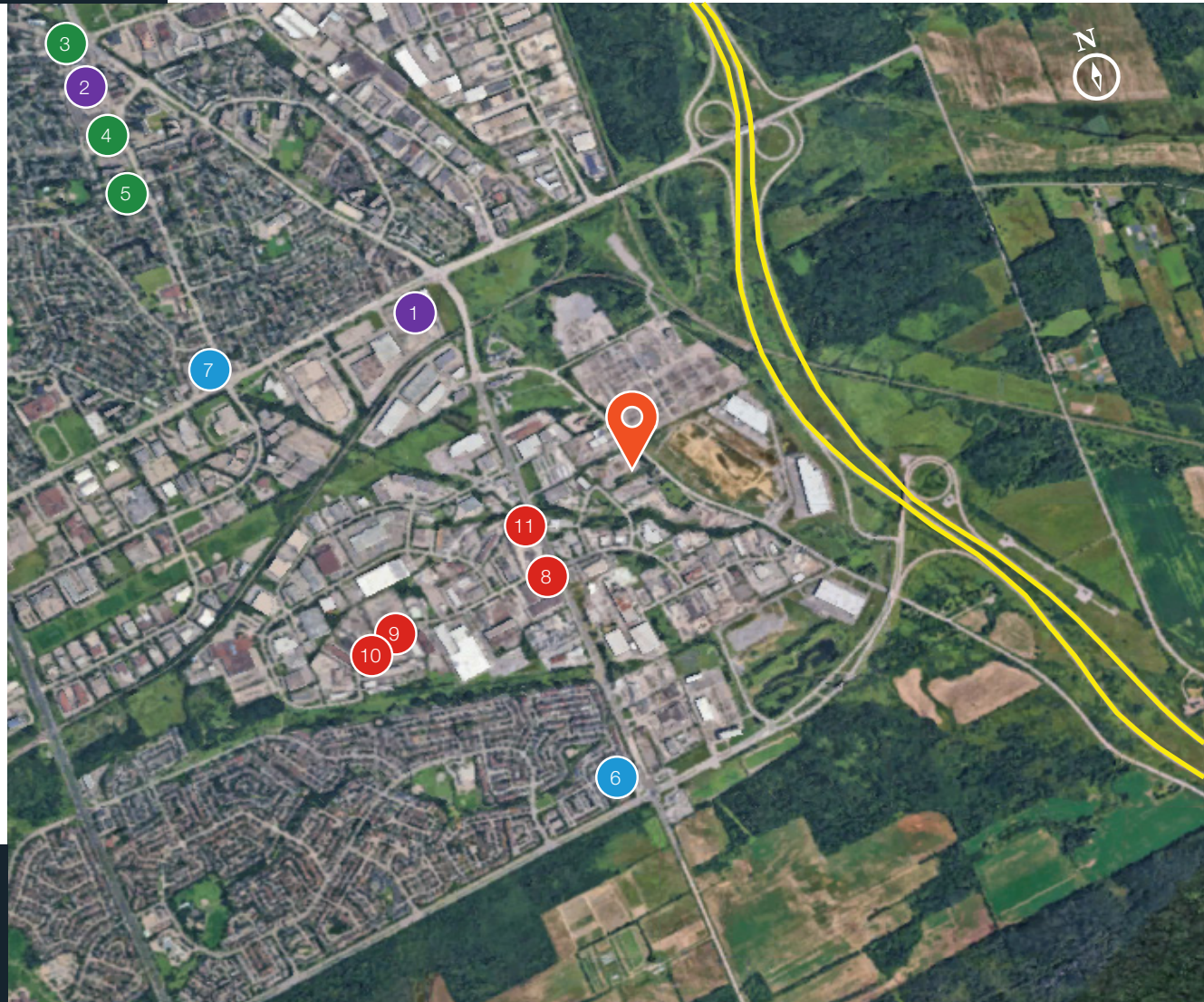


Restaurants

- 8 A&W
- 9 Gorditas La Mexican
- 10 Anne-Marie's Street Eats
- 11 Subway



Transit: Close proximity to highway 417 and 416





Lennard:

Ed Belanger*, Senior Vice President
613.963.2632
ebelanger@lennard.com

420-333 Preston Street, Ottawa
613.963.2640
lennard.com

*Sales Representative

Statements and information contained herein are based on information furnished by principals and sources we deem reliable; however, we make no representation or warranty as to the accuracy, completeness or current status of such information and assume no responsibility for any errors, omissions, or misstatements. All information should be independently verified by the recipient. Lennard Commercial Realty, Brokerage.