



For Sale: Land

425 Culdaff Road

2.404 acres of development land available in Ottawa, Ontario.

425 Culdaff Road

Land available for sale close to Plaladium Drive and HWY 417.



Area
2.404 acres



Zoning
GM (2654)



Price
\$4,000,000



Availability
2023



Listing Agent
Nick Hannah*
Vice President
D. 613.963.2637
nhannah@lennard.com

*Sales Representative

Property Highlights

- 2.404 acres of prime development land located at the corner of Derreen Avenue & Culdaff Road
- Located minutes from highway 417 with quick access to Highway 7 & Highway 416
- GM zoning allows a variety of uses including retail, office, residential, and more!
- Clean phase 1 environmental report. Site ready for development
- Surrounded by brand new Mattamy Homes development in a fast-growing community
- Proximity to planned future LRT station
- Severance expected to be completed in Fall of 2023

425 Culdaff Road

Photos



Lennard:



Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage 2023.

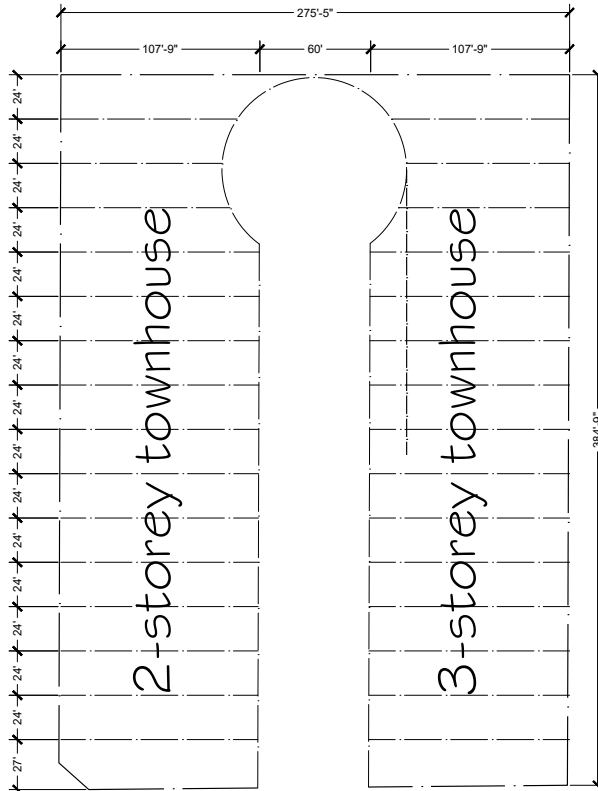
lennard.com

425 Culdaff Road

Concept Plans - Residential

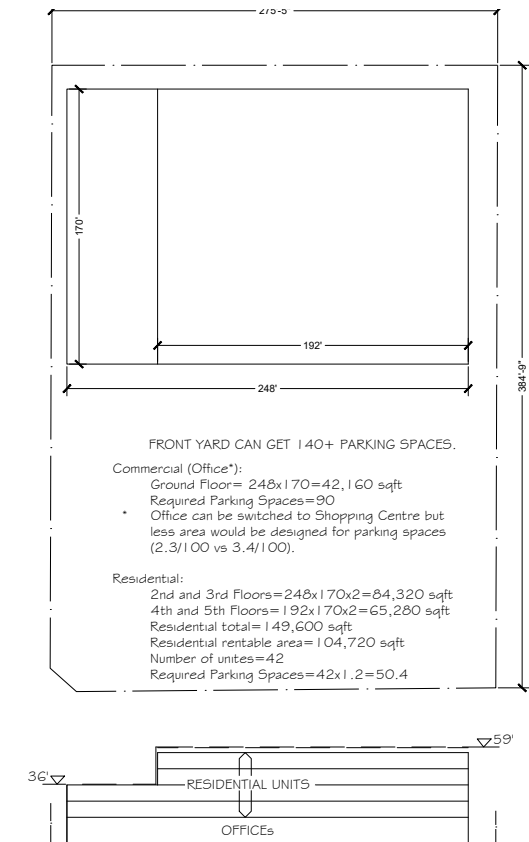


Concept 1



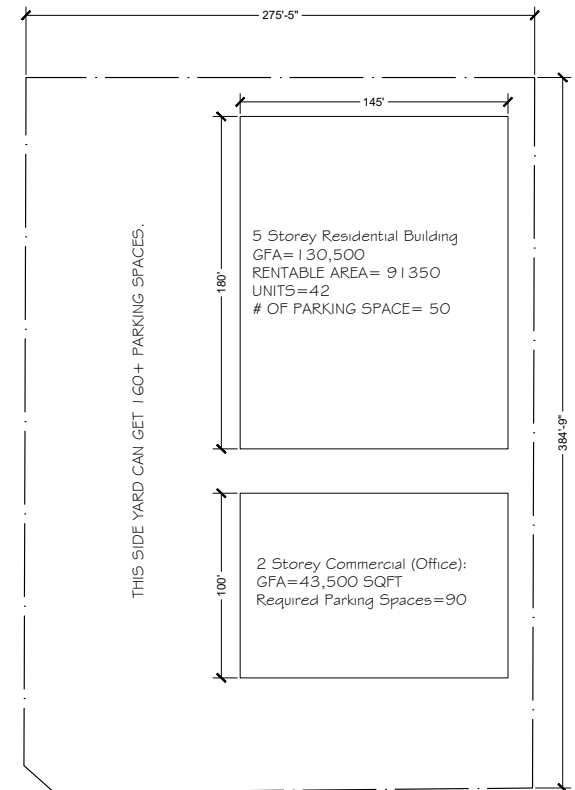
- 32 townhomes
- 2 storey and 3-storey

Concept 2



- Ground floor retail / office: (42,160 SF)
- 4 floors residential: (149,600 SF)
- Total: 191,760 SF

Concept 3

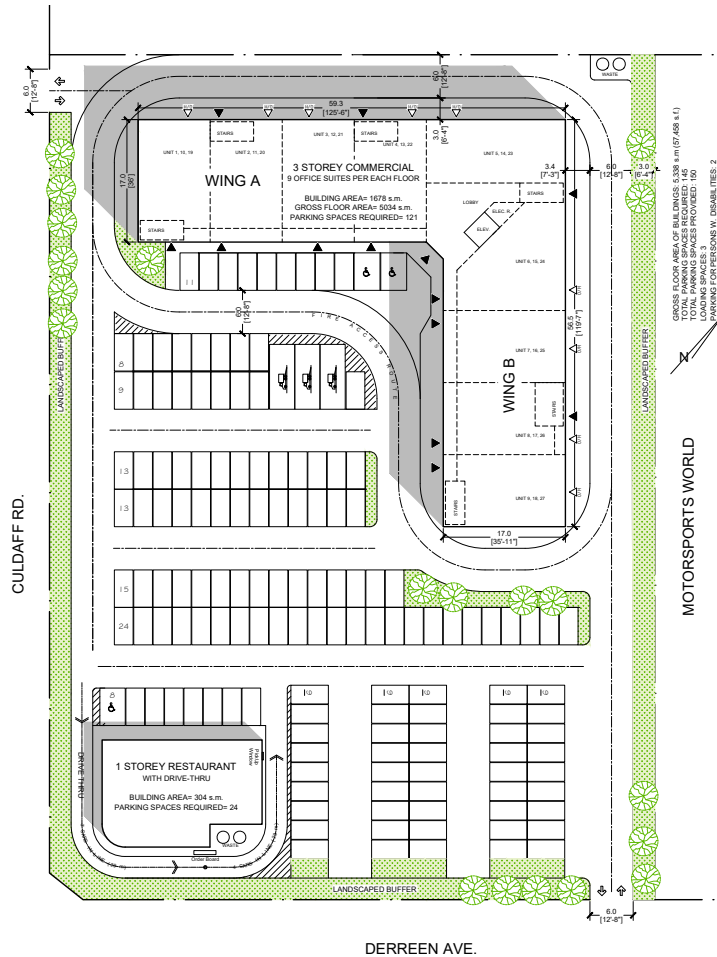


- Residential: (91,350 SF)
- 5 stories and 2 stories
- 2 storey retail / office: (43,500 SF)
- Total: 134,850 SF

425 Culdaff Road

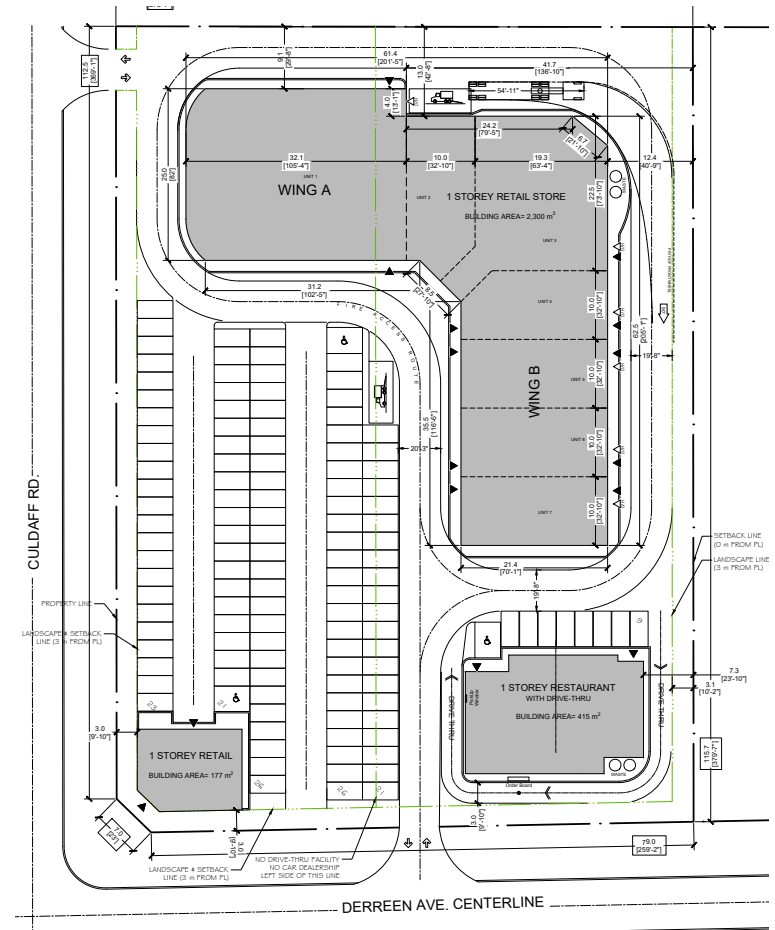
Concept Plans - Mixed Use

Concept 1



- Flex / industrial / retail space
- 1 restaurant pad
- Total: 57,456 SF

Concept 2



- Flex / industrial / retail space
- 2 standalone pads
- Total: 31,129 SF

425 Culdaff Road

GM Zoning



Permitted Non-Residential Uses	Permitted Residential Uses
<p>The following non-residential uses are permitted subject to:</p>	<p>The following residential uses area permitted subject to:</p>
<p>the provisions of subsections 187(3), (4) and (5). animal care establishment animal hospital artist studio bank bank machine catering establishment} click and collect facility (By-law 2016-289) community centre community health and resource centre convenience store day care diplomatic mission, see Part 3, Section 88 drive-through facility emergency service funeral home home-based busines, see Part 5, Section 127 home-based day care, see Part 5, Section 129 instructional facility library medical facility municipal service centre office payday loan establishment (By-law 2017-302) personal brewing facility (By-law 2019-41) personal service business place of assembly place of worship post office recreational and athletic facility research and development centre residential care facility (By-law 2011-273) restaurant retail food store retail store service and repair shop shelter, see Part 5, Section 134 (By-law 2011-273) storefront industry, see Part 3, Section 99 (By-law 2018-171) technology industry training centre urban agriculture, see Part 3, Section 82 (By-law 2017-148)</p>	<p>the provisions of subsections 187(3), (4) and (5); and a maximum of ten guest bedrooms in a bed and breakfast. apartment dwelling, low rise apartment dwelling, mid rise (By-law 2014-292) bed and breakfast, see Part 5, Section 121 dwelling unit group home, see Part 5, Section 125 planned unit development, see Part 5, Section 131 retirement home retirement home, converted, see Part 5, Section 122 rooming house stacked dwelling, see Part 5, Section 138 (By-law 2010-307) townhouse dwelling, see Part 5, Section 138 (By-law 2012-334) (By-law 2010-307) (By-law 2018-206)</p>

425 Culdaff Road

Location Map





Sarah Vandenbelt**
Broker of Record & Founder
C. 613.862.4980
sarah@paradigmcommercial.ca

1083 Wellington Street West, Suite 200
Ottawa, ON K1Y 2Y2
613.862.4980
paradigmcommercial.ca

Lennard:

Nick Hannah*
Vice President
D. 613.963.2637
nhannah@lennard.com

333 Preston Street, Suite 420
Ottawa, ON K1S 5N4
613.963.2640
lennard.com

*Sales Representative **Broker

Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage 2023.