



For Sale: Land

5455 Boundary Road

Up to 29.2 acres total

Lennard:

This location is where your business *belongs*.

lennard.com

5455 Boundary Road



Available Area

Up to 29.2 Acres



Zoning

RH - Rural Heavy Industrial Zone



Availability

Immediately



Price

\$16,060,000

Taxes

\$25,000 (2025) (estimate)

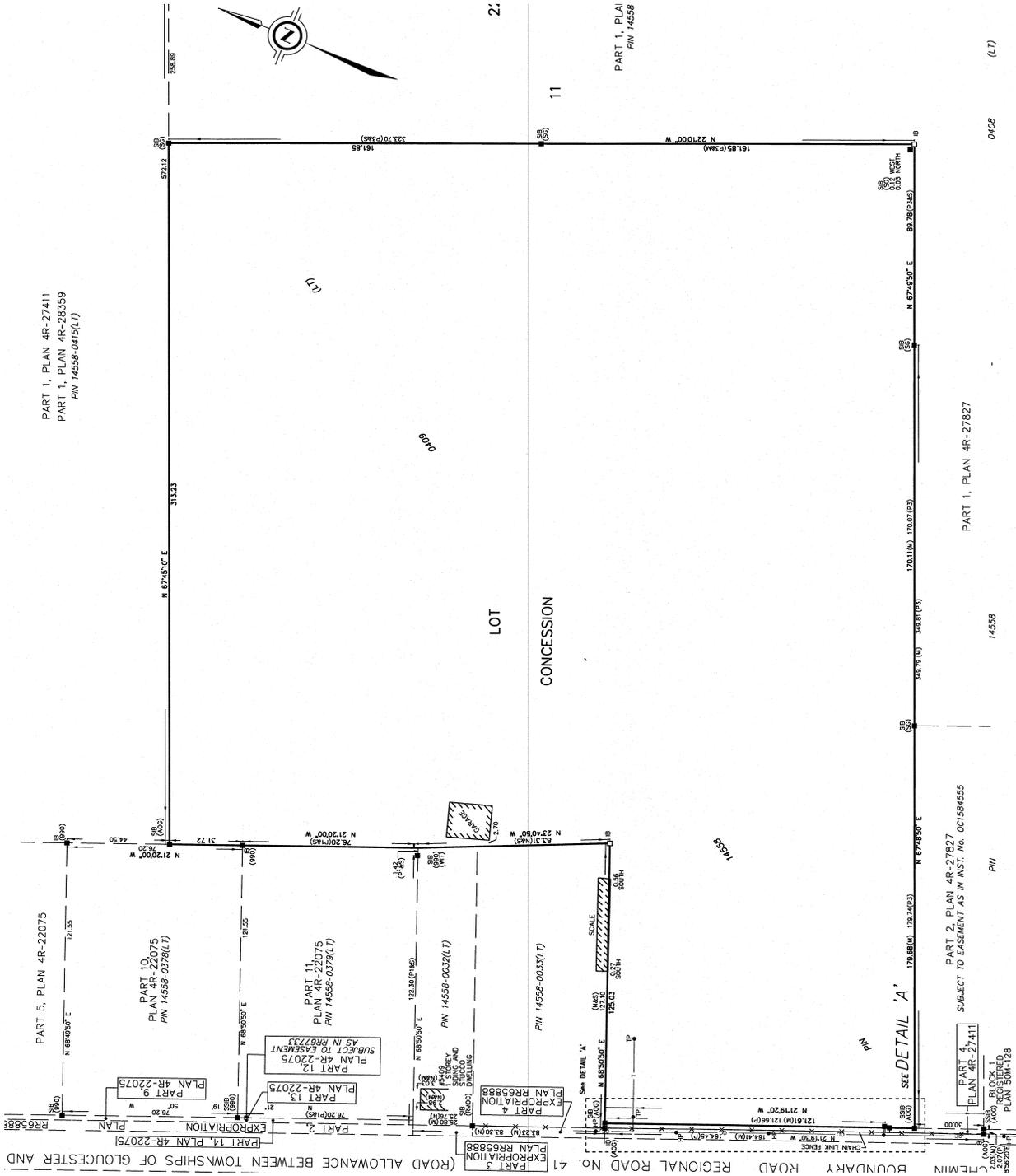
Permitted Uses | RH - Rural Heavy Industrial Zone

- automobile body shop
- automobile service station
- Cannabis Production Facility, and contained within a
- building that is not a greenhouse. (By-law 2019-222)
- crematorium
- drive-through facility (OMB Order #PL080959 issued March 18, 2010)
- gas bar
- heavy equipment and vehicle sales, rental and servicing
- heavy industrial use
- kennel, see Part 3, Section 84
- leaf and yard waste composting facility
- light industrial use
- parking lot
- printing plant
- service and repair shop
- storage yard
- truck transport terminal
- warehouse
- waste processing and transfer facility

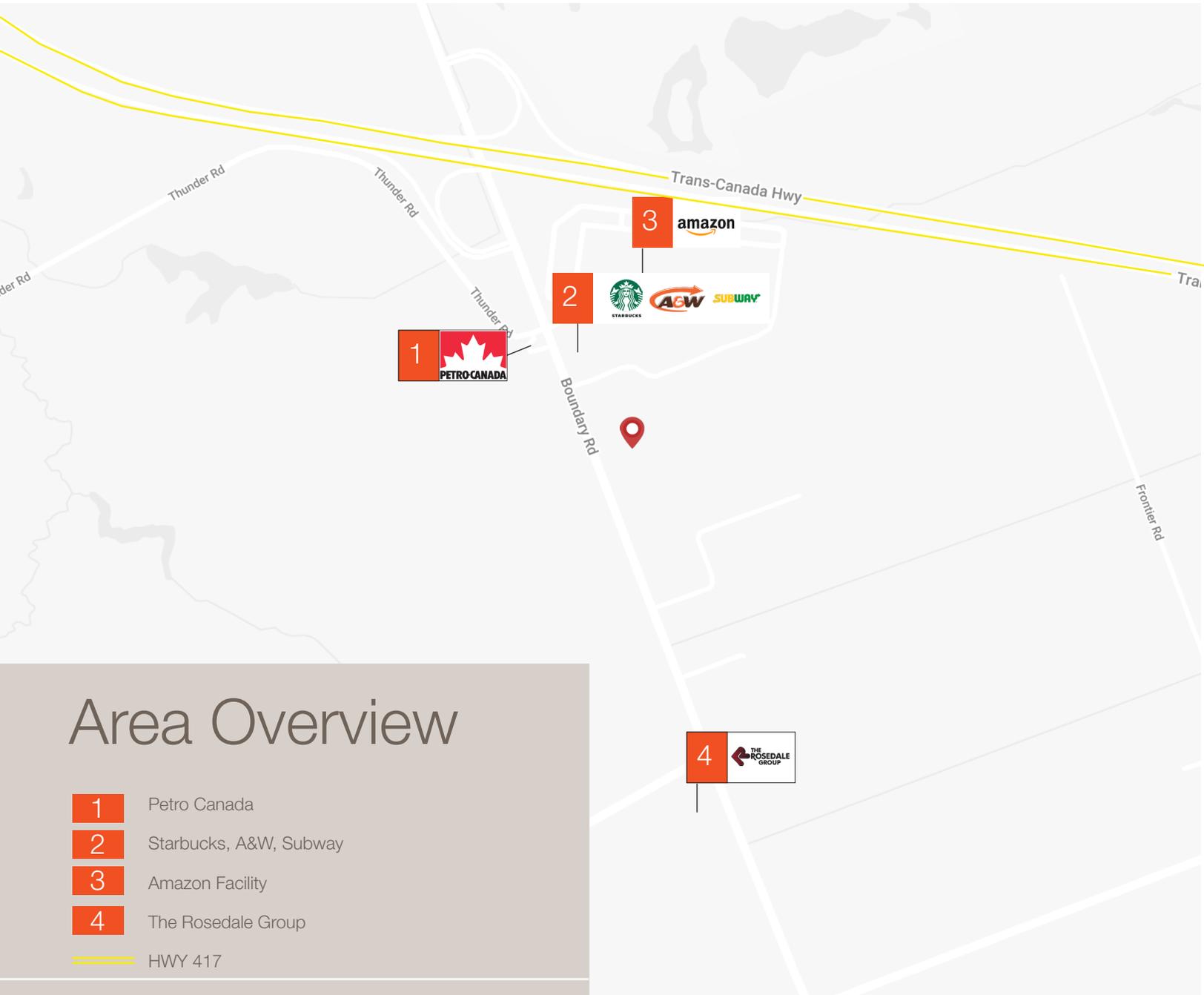
Property Highlights

- Zoning allows for accommodating a range of heavy industrial uses
- The property currently has some land leases in place
- Heavy industrial zoning that allows for outdoor storage of equipment, vehicles & other product
- Located off HWY 417, next to Amazon

5455 Boundary Road



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Area Overview

- 1 Petro Canada
- 2 Starbucks, A&W, Subway
- 3 Amazon Facility
- 4 The Rosedale Group

 HWY 417

2 min
Highway 417

22 min
Ottawa International
Airport

21 min
Downtown Ottawa
2 Hours
Montreal, QC

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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.