

DEVELOPMENT  
OPPORTUNITY

# FOR SALE

1280 Baseline Road | 1440 Merivale Road



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# PROPERTY DETAILS



## THE OFFERING

CDN GLOBAL (OTTAWA) LTD. is pleased to present the opportunity to purchase an income generating development site, located at 1280 Baseline Road/ 1440 Merivale Road. Currently, there is a 13,785 SF fully occupied retail building on the approximately 28,750 SF lot.

The property is located near the intersection of Baseline Rd. and Merivale Rd. With road access from both sides, the property boasts excellent visibility and accessibility in a busy, high traffic area. There are many amenities nearby as well as over 800,000 sq. ft. of government offices. 72 parking spots.

Existing tenants include Sushi Kan, Haha KTV, Legend Records and Real Strategy Advisor Ltd.

<b>ADDRESS</b>	1280 Baseline Road / 1440 Merivale Road, Ottawa ON
<b>LAND AREA</b>	Approximately 28,750 SF
<b>BUILDING SIZE</b>	Approximately 13,785 SF
<b>SALE PRICE</b>	\$7,500,000
<b>REALTY TAXES</b>	\$59,241.24 (2023)
<b>INCOME (2023)</b>	\$325,275.50 (to be confirmed)
<b>ZONING</b>	AM10[2217] - Arterial Main Street

1280 Baseline Road / 1440 Merivale Road | Ottawa, ON

# EXTERIOR



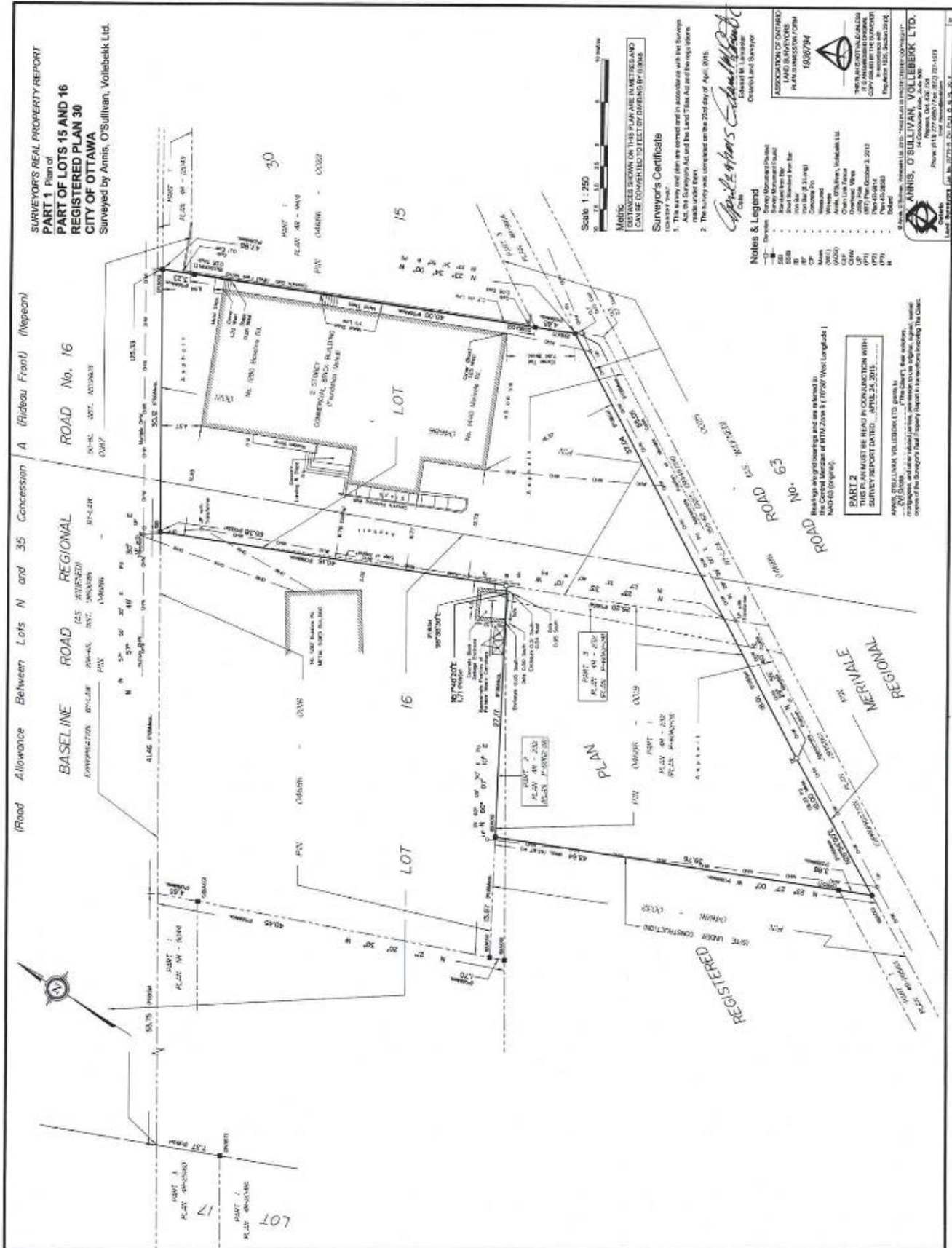
View from Baseline Road



View from Merivale Road



# LAND SURVEY



# LOCATION

**1280 Baseline/1440 Merivale** is situated near the intersection of Baseline Road and Merivale Road in Nepean. The building has great signage opportunity and excellent visibility from both major roads.

Successful Ottawa businesses within the immediate area: **Walmart, Loblaws, Dollar Tree, Shoppers Drug Mart, Orange Theory Fitness, City View Animal Hospital, Bank of Montreal, RBC, Starbucks, Nando's Chicken, Harvey's, McDonald's, Fit4Less, and more.**



## DEMOGRAPHICS

RADIUS	2 KMS	5 KMS	10 KMS
Population (2023)	41,835	193,405	610,543
Population (2028)	46,663	216,990	677,282
Population (2033)	51,083	238,228	737,185
Daytime Population	36,185	202,424	704,489
Median Age	38.1	40.7	39.3
Average Household Income	\$90,009	\$110,972	\$103,955

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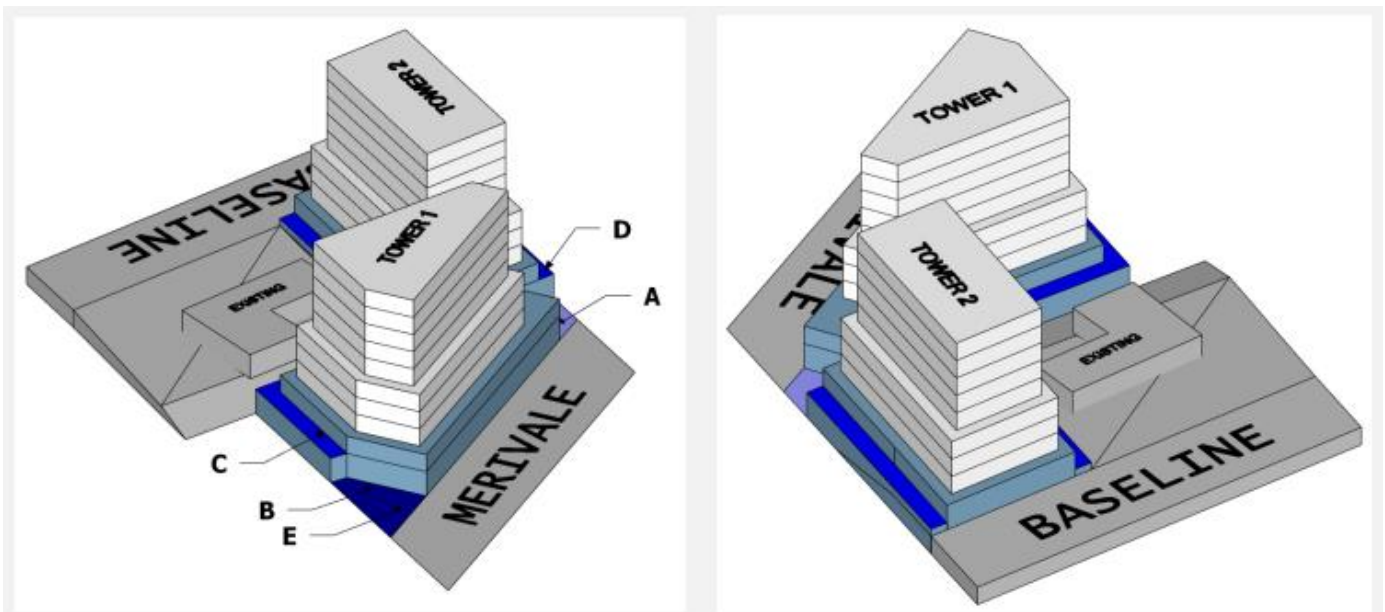
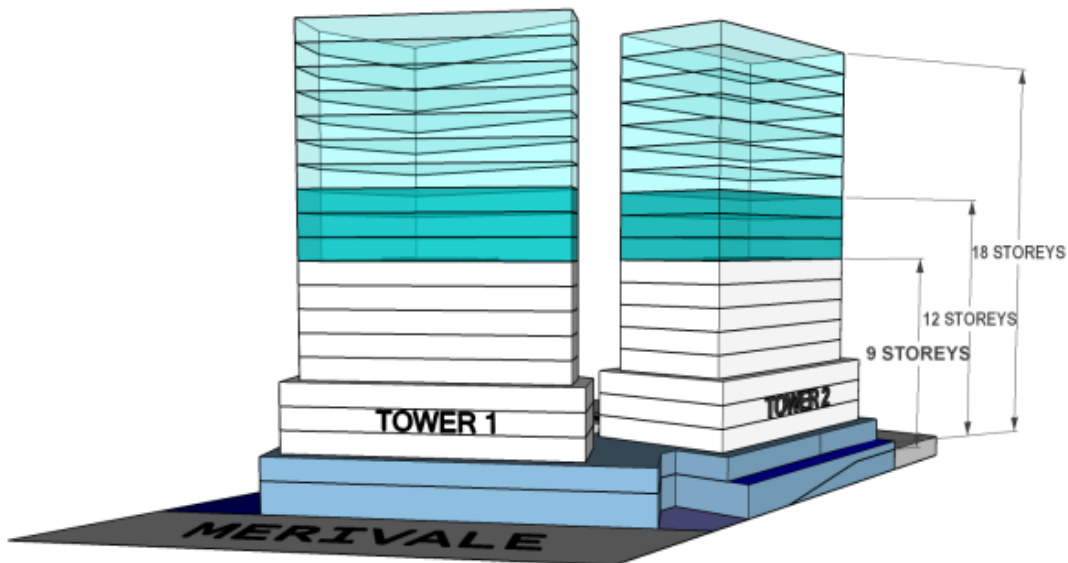
# POTENTIAL DEVELOPMENT

A recent Feasibility Study for the property, done by Architects DCA Inc., indicated a possible yield of 249 apartment units based on an average unit size of 700 sq. ft. each, plus retail at grade. This is based on an 18-storey model.

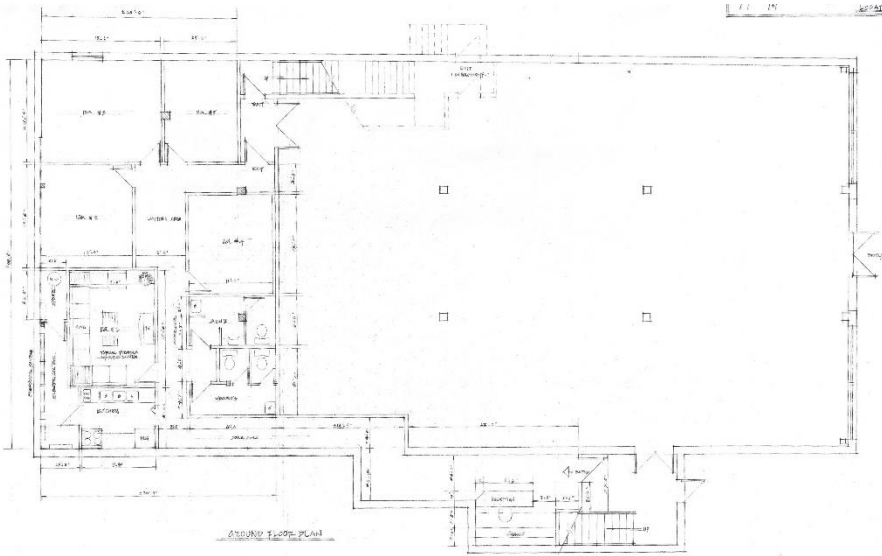
Nearby, another developer is seeking permission to build a 26-storey tower with 210 units and a second tower of 28 storeys consisting of 258 residential units.

Across the street, Scouts Canada had a Zoning By-Law Amendment Proposed Summary File No. D02-02-22-0662 for 3 high-rise mixed-use towers with retail and residential units with heights of 26, 28 and 30 storeys.

The City's current Transportation Master Plan (TMP) identifies Baseline Road as a future Transit Intensive Corridor between Richmond Road and Prince of Wales Drive, with connections to Bayshore and Baseline Transitway Stations.



# FLOOR PLANS

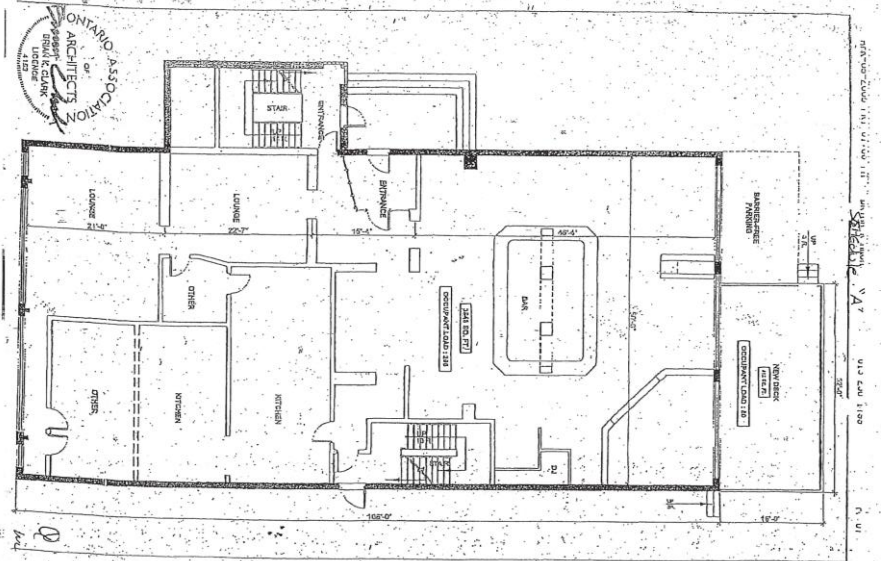


**Ground Floor  
Merivale Road**  
5,585 sq ft

1280A Baseline Road - 2,000 SF  
1440 Merivale Road - 3,585 SF

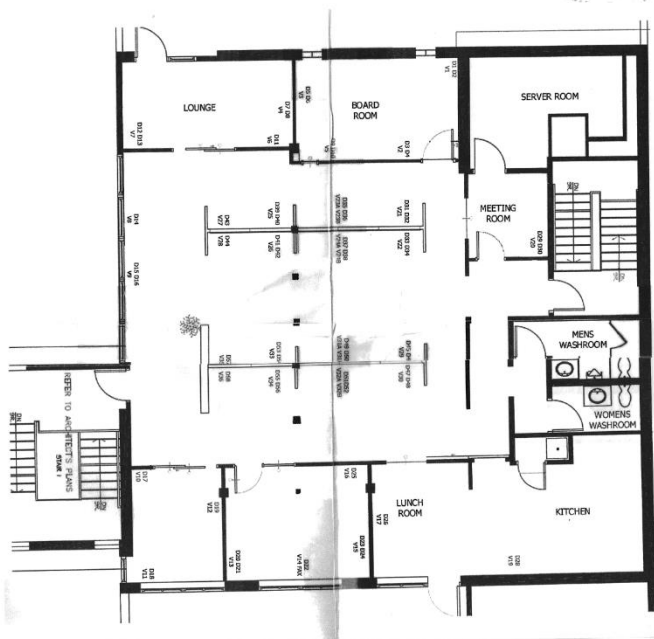
**Ground Floor  
Baseline Road**  
5,350 sq. ft.

1280 Baseline, Unit 100 - 5,350 SF



**Second Floor**  
2,850 sq ft

1280 Baseline, Unit 200 - 2,850 SF



# AERIAL VIEW



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