

APPROXIMATELY 23.1 ACRES OF VACANT INDUSTRIAL LAND

# FOR SALE

3809 Borrisokane Road, Nepean ON



Borrisokane Road

**PHILIP ZUNDER** Broker of Record  
613.725.7170 | [pzunder@cdnglobal.com](mailto:pzunder@cdnglobal.com)

**BEN ZUNDER** Sales Representative  
613.913.8858 | [bzunder@cdnglobal.com](mailto:bzunder@cdnglobal.com)

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# PROPERTY DETAILS



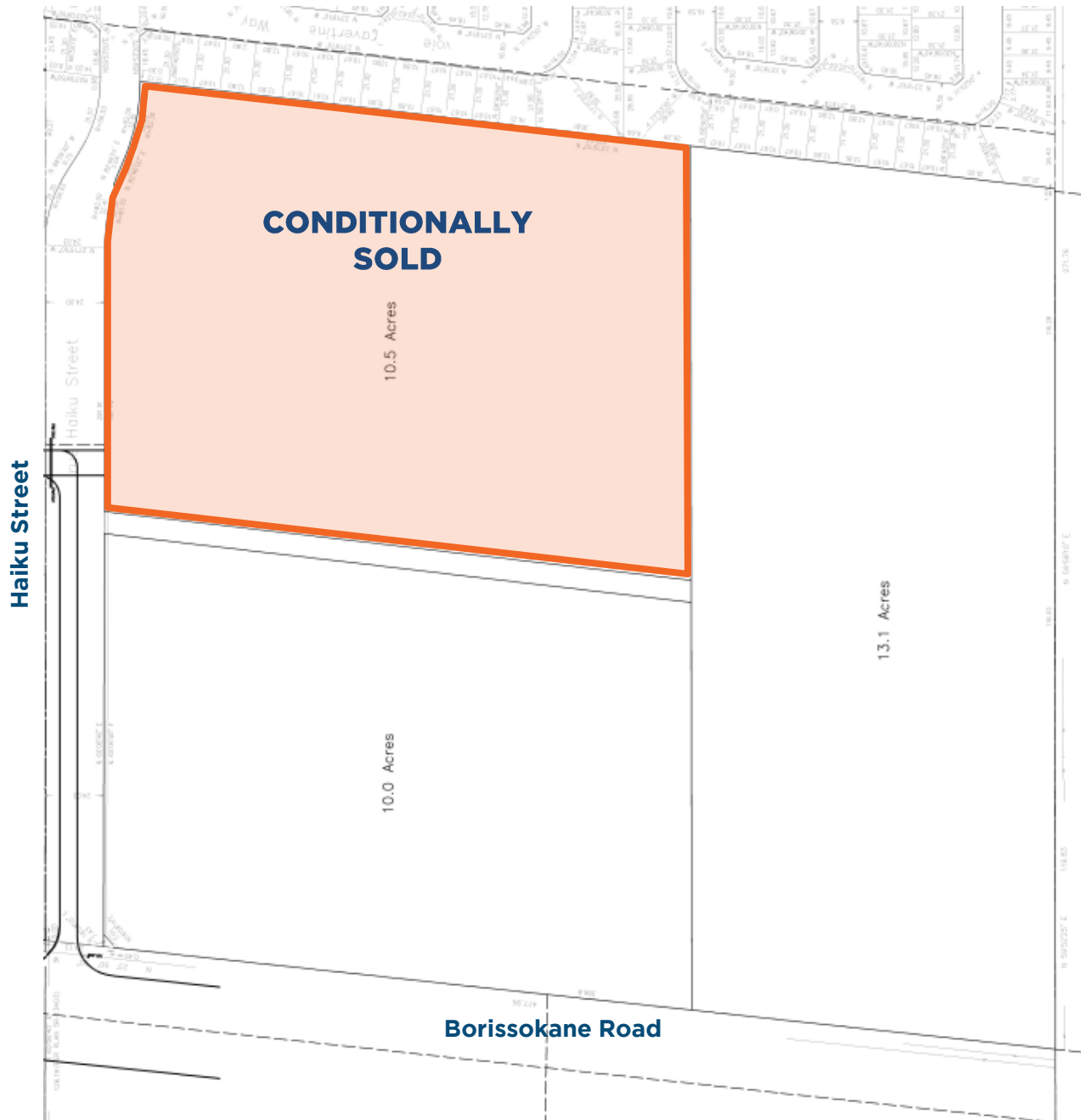
## PROPERTY HIGHLIGHTS

3809 Borrisokane Road is 33.6 acres of vacant land, located in the rapidly developing community of Barrhaven, in Ottawa's southwest end. Located east of the Veteran's Memorial Highway (HWY-416), plans for a new interchange to be built at Barnsdale Road, approximately 1.4 kilometers from the property location, have been finalized and the project is shovel-ready. 10.5 acres have been conditionally sold, remaining 23.1 acres could possibly be subdivided.

## PROPERTY OVERVIEW

<b>ADDRESS</b>	3809 Borrisokane Road, Ottawa (Barrhaven), ON	<b>SALE PRICE</b>	\$31,185,000.00 (\$1,350,000.00 per acre)
<b>LAND SIZE</b>	Approximately 23.1 acres remaining	<b>REALTY TAXES</b>	\$13,498.00 (2023) TBC
<b>FRONTAGE</b>	1,272.90 feet (approximately)	<b>ZONING</b>	Proposed IL - Light Industrial (in progress)

# SITE PLAN



# DEMOGRAPHICS AND ZONING INFORMATION

## DEMOGRAPHICS

<b>Radius</b>	<b>2 KM</b>	<b>5 KM</b>	<b>10 KM</b>
Population (2023)	12,728	72,041	163,123
Population (2028)	15,949	85,095	190,094
Population (2033)	18,960	97,158	213,977
Daytime Population	7,188	42,874	102,479
Median Age	35.1	36.9	38
Average Household Income	\$135,461	\$136,442	\$143,305

## PROPOSED ZONING: IL - Light Industrial (application underway)

- animal care establishment (By-law 2015-190)
- animal hospital
- automobile body shop
- broadcasting studio
- Cannabis Production Facility, contained within a building that is not a greenhouse. (By-law 2019-222)
- catering establishment
- crematorium
- drive-through facility
- emergency service
- garden nursery
- heavy equipment and vehicle sales, rental and servicing
- kennel
- leaf and yard waste composting facility
- light industrial uses
- medical facility
- office
- park
- parking garage
- parking lot
- personal brewing facility (By-law 2019-41)
- place of assembly
- printing plant
- production studio
- research and development centre
- service and repair shop
- storage yard
- technology industry
- training centre
- truck transport terminal
- warehouse
- waste processing and transfer facility (non-putrescible) (By-law 2014-289)

The following uses are also permitted subject to:

- the provisions of subsection 199(3) to (5);
- the cumulative total gross floor area for these uses not exceeding 2,999 m<sup>2</sup>, and (OMB Order #PL080959, issued September 18, 2009)
- each use not exceeding 300 square metres of gross floor area;
  - animal care establishment
  - automobile dealership
  - automobile rental establishment
  - automobile service station
  - bank
  - bank machine
  - bar (By-law 2018-171)
  - car wash
  - convenience store
  - gas bar
  - instructional facility
  - personal service business
  - post office
  - recreational and athletic facility
  - restaurant (By-law 2019-338)

# LOCATION

Located in south-east Ottawa, 3809 Borrissokane Road is nearby many new residential neighbourhoods and community developments.

Successful businesses within the surrounding area: Amazon Fulfillment Centre, Costco Wholesale, Minto Recreation Complex, Stonebridge Golf Club, Loblaws Barrhaven, Home Depot, Foster Family Farm.



## Distances

### **Barrhaven Town Centre:**

7 minutes

### **Manotick:**

4 minutes

### **Stittsville:**

21 minutes

### **Kanata:**

21 minutes

### **Downtown Ottawa:**

26 minutes

### **Ottawa Airport:**

22 minutes

### **Highway 401:**

35 minutes

### **U.S. Border Crossing:**

**Ogdensburg**

41 minutes

### **U.S. Border Crossing:**

**Alexandria Bay**

1 hour 14 minutes



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**CDN GLOBAL (OTTAWA) LTD.**  
1419 Carling Avenue, Suite 203 | Ottawa, ON | K1Z 7L6  
[www.cdnglobal.com](http://www.cdnglobal.com)

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