



3248 Greenbank Road
OTTAWA, ON

3248 Greenbank Road

PROPERTY OVERVIEW

SALE PRICE	\$5,550,000.00
LAND SIZE	0.909 Acres
ZONING	DR [427] – Currently Development Reserve
FRONTAGE	285.14' on Greenbank Road
SHAPE	Irregular
MUNICIPAL SERVICES	Two options available for access to full municipal services as outlined in a Novatech Greenbank Servicing Memorandum dated September 2021.
TOPOGRAPHY	Relatively flat and cleared
INGRESS/EGRESS	Greenbank Road (Future road realignment)
TRAFFIC COUNTS	In excess of 30,000 vehicles per day at the intersection of Greenbank and Jockvale Roads
PROPERTY REPORTS	City of Ottawa; Barrhaven Downtown Secondary Plan; and Novatech Engineering – Servicing Report (September 2021). Plans to extend the O-Train Line and the Chapman Mills Transitway into and through downtown Barrhaven.

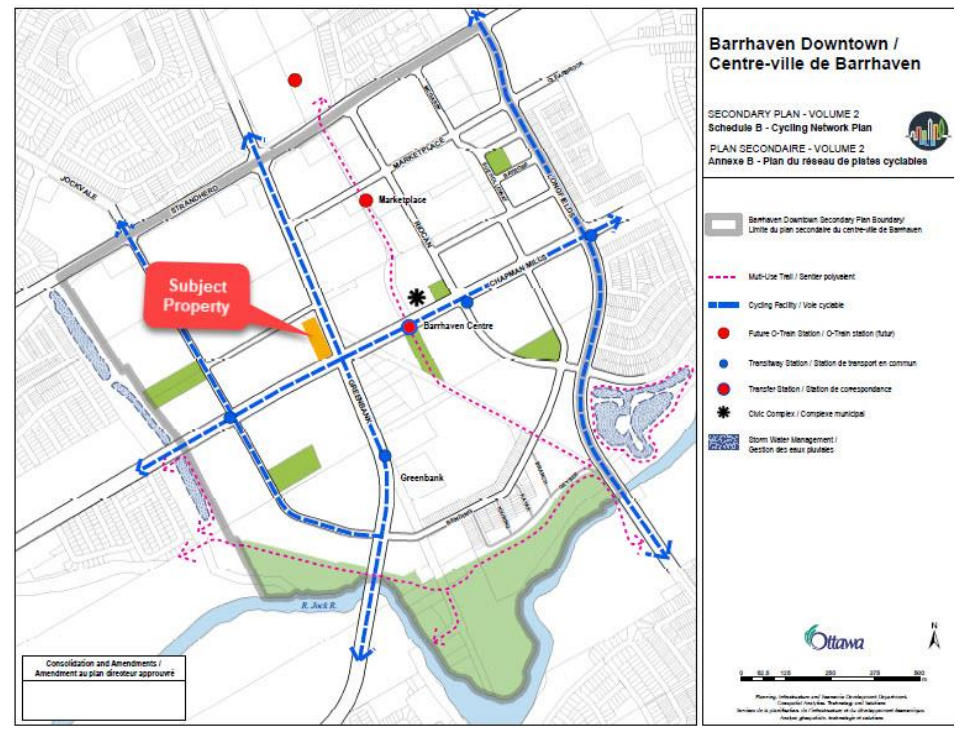
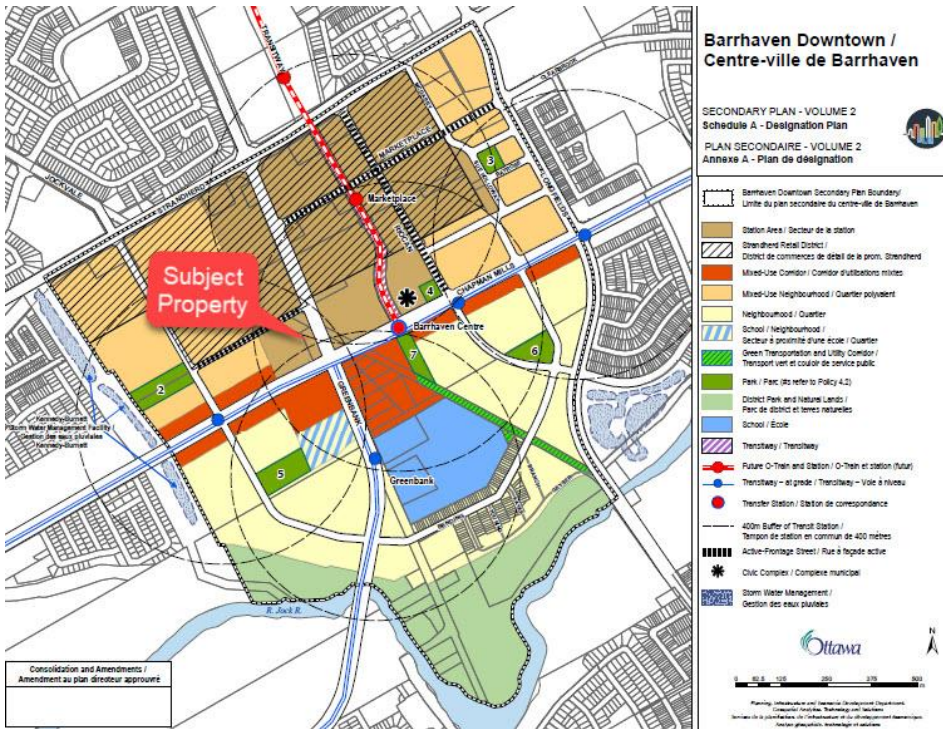


PROPERTY LOCATION

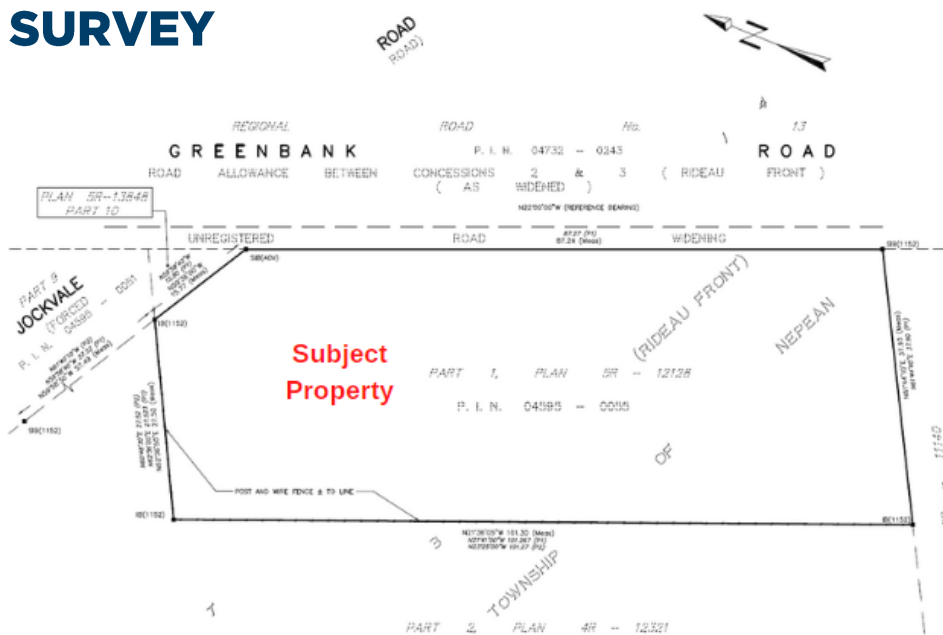
The subject property is located in downtown Barrhaven on the west side of Greenbank Road close to the intersection of Greenbank and Jockvale in the City of Ottawa.

Barrhaven downtown is designed to be a vibrant, pedestrian friendly, transit supportive mixed-use community.

Public transit, schools, parks, shopping, cycling paths and all amenities are nearby. The site is flat and cleared and has municipal services available nearby.



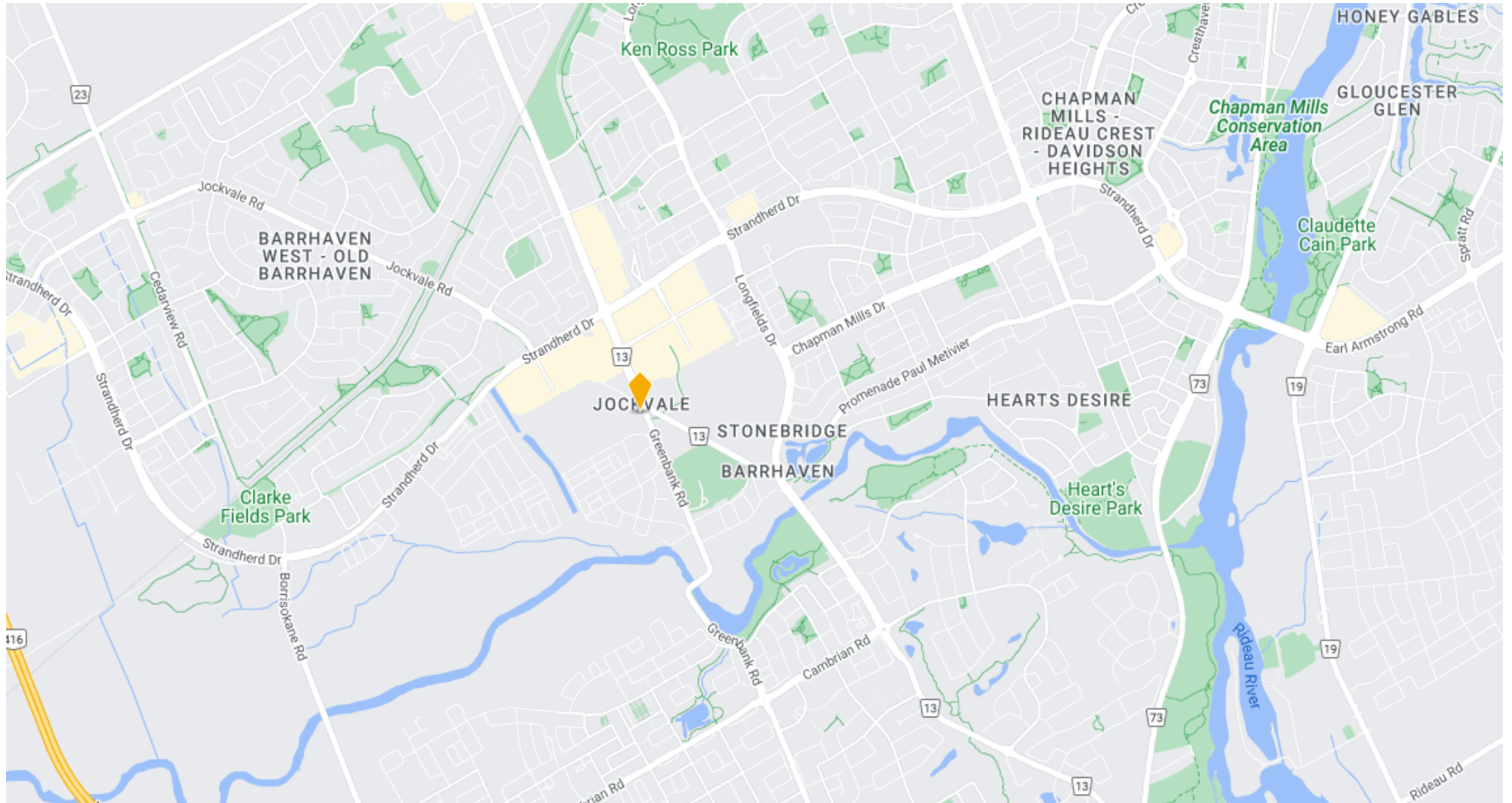
SURVEY



DEMOGRAPHICS

Radius	2 Kms	5 Kms	10 Kms
Population (2023)	39,673	110,835	240,061
Population (2028) Projection	46,207	129,767	276,597
Population (2033) Projection	52,259	146,944	309,259
Annual Growth (2023-2028)	3.3%	3.4%	3.0%
Median Age	36.6	37.1	38.7
Average Household Income	\$128,177	\$138,563	\$133,062

LOCATION



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