



**CUSHMAN &  
WAKEFIELD**  
Ottawa



**KANATA NORTH DEVELOPMENT LAND OPPORTUNITY  
0.4 ACRES**

# **HERZBERG ROAD**

DEVELOPMENT SITE



FOR SALE

# HERZBERG ROAD DEVELOPMENT SITE



## Overview

Cushman & Wakefield Ottawa (the “Advisor”), on behalf of the beneficial owner, is pleased to offer for sale a 100% freehold interest in 0.4 acres of land located along Herzberg Road, between Legget Drive and Turtle Point Private (the “Property”). The Property is situated in the prestigious Kanata North Business Park.

The Property comprises 17,578 sf of greenfield development land and features approximately 123’ of frontage along Herzberg Road. The Property is currently zoned IP6[1549], allowing for a range of commercial uses, including, but not limited to light industrial uses, medical facility, office, service & repair shop, and automobile service station, among others.



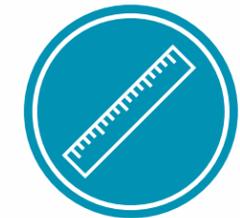
### Property Details

Legal Description	Block 4 Plan 4M1096 Except Plan 4M1203, Ottawa
PIN	045171144
Zoning	IP6[1549]: Business Park Industrial Zone
Site Area	17,578 sf   0.4 acres
Surrounding Uses	Commercial and Low Density Residential
Access	Herzberg Road
Frontage	~ 123’

\*Area boundaries are approximate



**17,578 SF**  
Site Area



**~ 123’**  
Herzberg Road Frontage



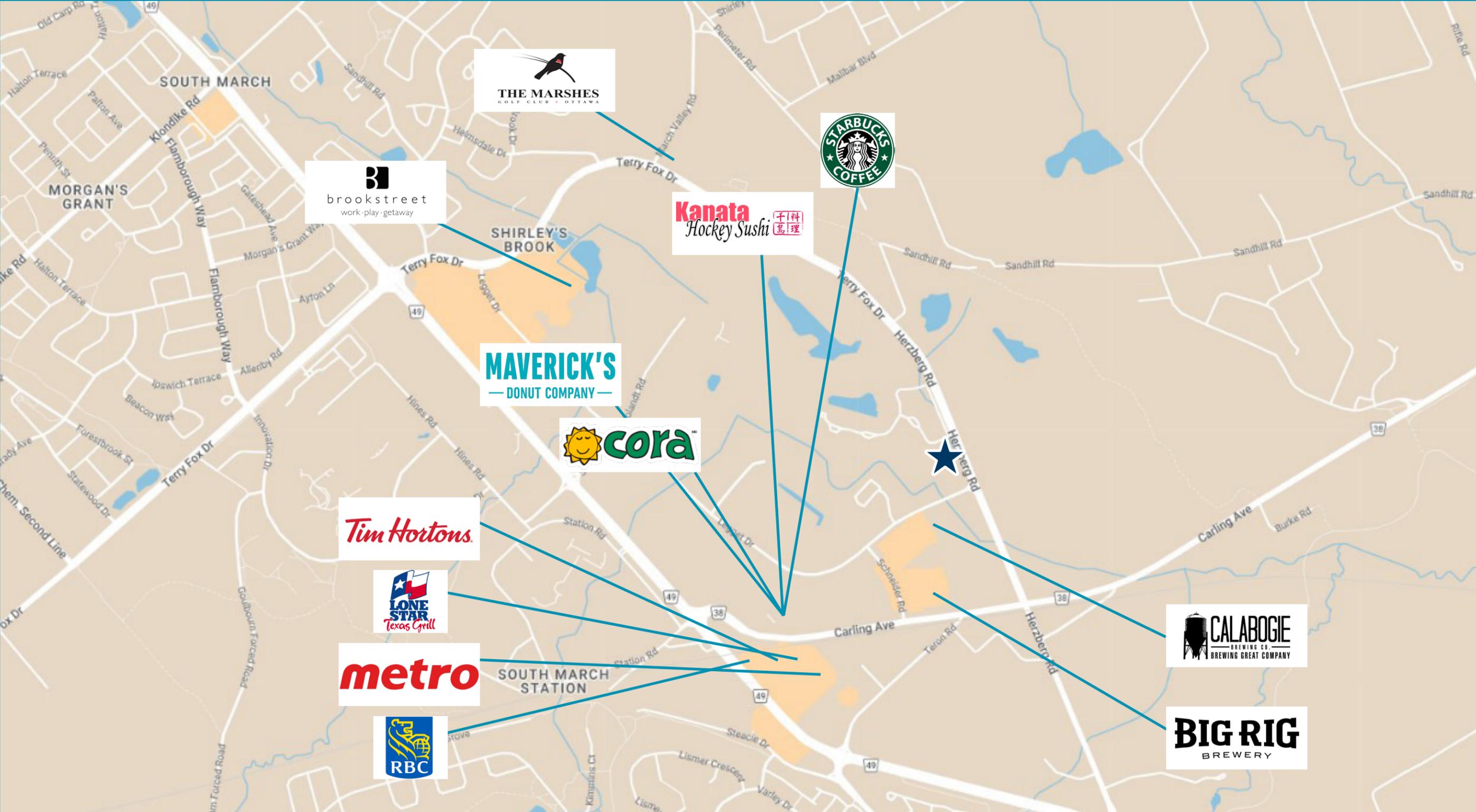
**5 MINS**  
To Highway 417

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**SCOTT BROOKER**  
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# AREA MAP



- HERZBERG ROAD DEVELOPMENT SITE

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