

TRIM ROAD AND OLD MONTREAL ROAD SALE/LEASE/BUILD TO SUIT

:: OTTAWA | ON



PROPERTY DETAILS

SITE AREA:	1.2 acres
ZONING:	GM - General Mixed Use
LOCATION:	North East corner of Trim Road at Old Montreal Road
PIN:	14530041
LEGAL DESCRIPTION:	Part of Lot 30, Concession 1, O.S. Cumberland, being parts 5,6,7 and 9 on Plan 4R-18175, save and except Parts 4 and 5 on Plan 4R-26970. City of Ottawa

HIGHLIGHTS

- :: Exciting opportunity to acquire a corner site for either sale, land lease, or build-to-suit at the gateway of "Orleans East".
- :: Subject property is adjacent to 20 acres of future development land owned by Loblaw's.
- :: Located at the north east corner of newly expanded Trim Road at Old Montreal Road, this 1.2 acre property enjoys excellent access and visibility.
- :: The area is zoned as GM which permits a wide range of retail uses.
- :: Survey and environmental report available, municipal services at lot line.
- :: Note that the subject property will be sold with the restrictive covenant prohibiting the carrying on a retail or wholesale business which sells or stores gasolines or automotive diesel fuels unless the said gasoline or diesel fuels are obtained directly from the owner.

CBRE LIMITED

REAL ESTATE BROKERAGE

T: 613.782.2266

F: 613.782.2296

ERIK FALARDEAU*

VICE PRESIDENT

613.788.3791

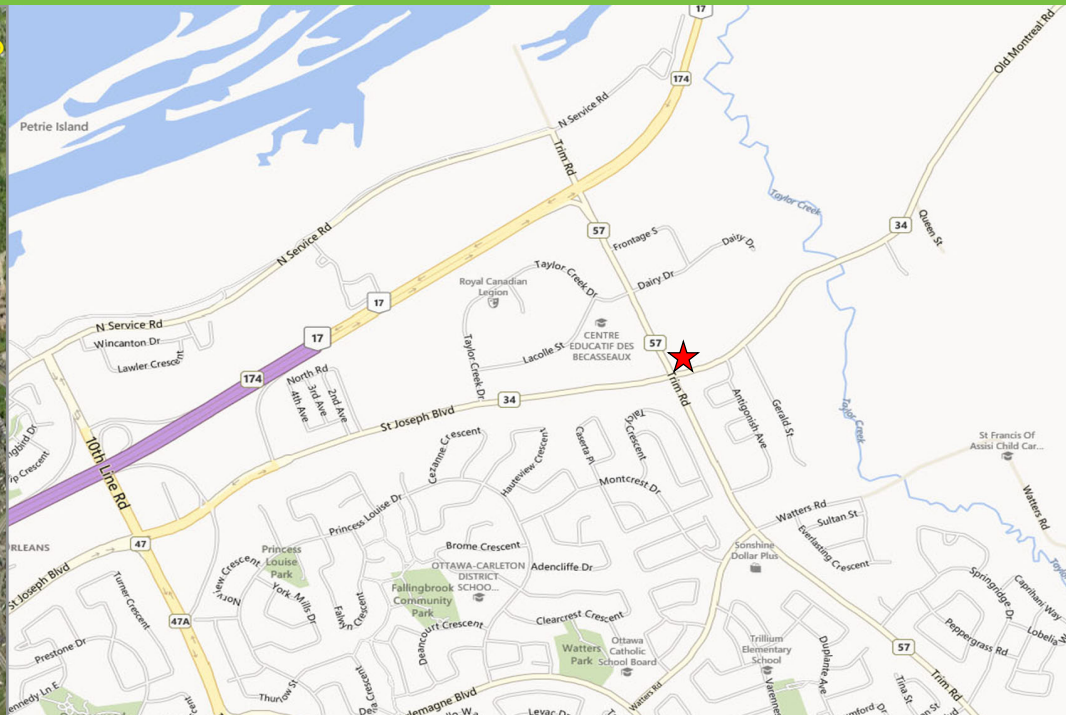
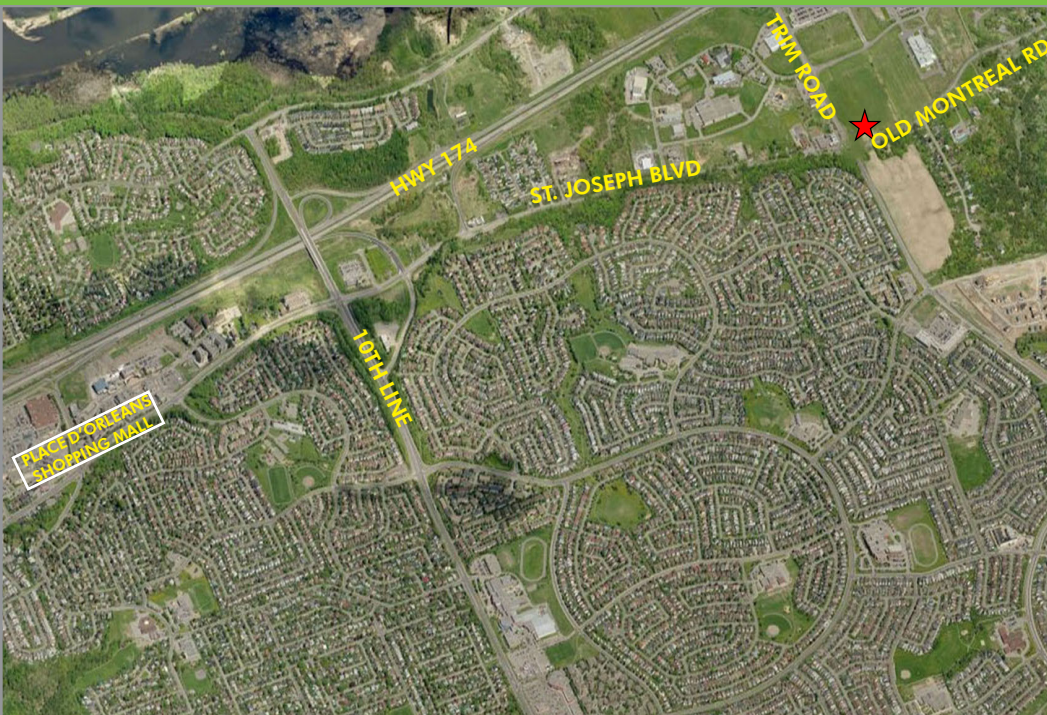
ERIK.FALARDEAU@CBRE.COM

*SALES REPRESENTATIVE

CBRE

TRIM ROAD AND MONTREAL ROAD SALE/LEASE/BUILD TO SUIT

:: OTTAWA | ON



ZONING: GM- GENERAL MIXED-USE

The following non-residential uses are permitted subject to:

- restaurant
- animal care establishment
- artist studio
- catering establishment
- bank
- community centre
- convenience store
- day care
- retail food store
- instructional facility
- library
- medical facility
- retail store
- personal service business
- place of assembly
- place of worship
- animal hospital
- emergency service
- office
- service and repair shop
- training centre
- recreational&atheltic facility
- research and development centre
- community health&resource ctr
- diplomatic mission,see Part3,Section88
- residential care facility (By-law2011-273)
- bank machine
- drive-through facility
- municipal service centre
- post-office
- technology industry
- place of worship

CBRE Limited | Real Estate Brokerage | 333 Preston Street | 7th Floor | Ottawa, ON | K1S 5N4

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing.

ERIK FALARDEAU*

VICE PRESIDENT

613.788.3791

ERIK.FALARDEAU@CBRE.COM

CBRE LIMITED

REAL ESTATE BROKERAGE

T: 613.782.2266

F: 613.782.2296

CBRE

*SALES REPRESENTATIVE