

3545 Borrisokane Road

Ottawa, Ontario

ASKING PRICE \$1,500,000.00

LAND SIZE 1.068 acres

Contact Us

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*Sales Representative



Property Details

Recently created parcel located in Half Moon Bay, Barrhaven (Ottawa), with Light Industrial Zoning. The Property consists of Parts 3 and 4, on Plan 4R-34600 and is subject to an easement over part 4.

The Property is subject a Joint Use and Maintenance Agreement (JUMA) that includes the adjacent landowners of 3535 (Halo Car Wash) and 3555 Borrisokane (Ottawa Korean Community Church). As part of the JUMA, there shall be a common roadway, sidewalk, and all services and utility installation shall be located under or on the common roadway.

The Owners of the 3545 lands and the 3555 lands agree to divide any and all costs of building the common roadway equally between them. The proportionate share shall be allocated as 50% for the common roadway and 33.33% for the share of easement services to their respective Properties.

Property Information

PIN	045955227
TOTAL AREA	1.068 acres
ZONING	IL[304] - Light Industrial
TAXES (FINAL 2025)	\$8,479.28
ASKING PRICE	\$1,500,000.00



Servicing

Water

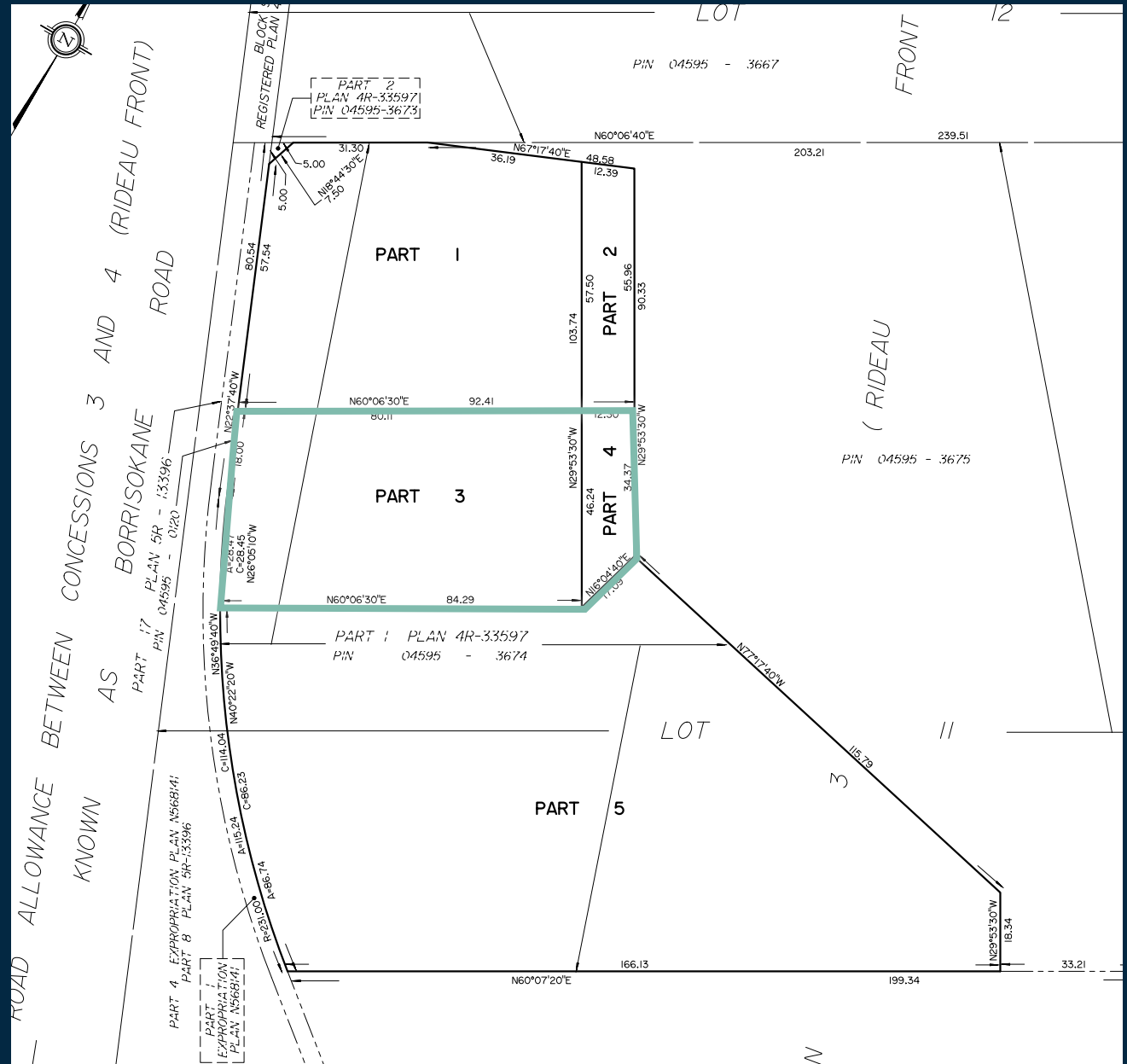
As part of the Half Moon Bay West Subdivision, a watermain was installed on Flaggstaff Drive and service stubs were provided for the proposed development block that will contain a car wash, the Korean Church and future development block. The Property will be serviced by extending the existing 200mm diameter water service stubs through the access/servicing easement past the car wash to the property line of the subject Property which will provide domestic and fire flows.

Sanitary

Similar to the water servicing for the project, the existing sanitary sewer stub will be extended to the Property line through an access/servicing easement.

Storm Water Control

To be determined by eventual property development.





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