

5208 Ramsayville Road

Ottawa, Ontario



ASKING PRICE

\$8,500,000.00

LAND SIZE

99.7 acres

PIN

04326067

ZONING

AG2 [857r] - Agricultural

Contact Us

Erik Falardeau*

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*Sales Representative

CBRE Limited

Real Estate Brokerage

+1 613 782 2266

340 Albert Street, Suite 1900

Ottawa, ON., K1R 7Y6

Property Details

CBRE Limited (“CBRE” or the “Advisor”) has been retained by the Seller to act as its exclusive advisor to facilitate the sale of 5208 Ramsayville Road (the “Property”), development land located in Ottawa, Ontario. Situated near the south east end of Ottawa’s Findlay Creek neighbourhood. The Property was previously used as a greenhouse facility for the production of cannabis.

The site is being sold on an as is where is basis on behalf of MNP Ltd. as receiver of Artiva Limited.

The 99.70 acre site is improved with a greenhouse complex, hoop house complex, packhouse, and an office building (former bunkhouse). The greenhouse and hoop house complexes have a combined growing area of approximately 760,100 square feet (17.45 acres). There is also approximately 57 acres of arable land.

Property Information

ADDRESS	5208 Ramsayville Road
PIN	04326067
PROPERTY TAXES (2023)	\$65,338
LEGAL DESCRIPTION	PART LOT 27, CON 6RF GLOUCESTER AS IN N664829 AND N670666; S/T GL59248 AMENDED BY GL63494 ; S/T GL59249 AS AMENDED BY GL63494; GLOUCESTER; CITY OF OTTAWA
LAND SIZE	99.7 acres
ZONING	AG2 [857r] - Agricultural
ASKING PRICE	\$8,500,000.00



The Complexes

The following summary is based on 2020 review of the Property's improvements.

The Property includes several significant improvements including the Greenhouse Complex, the Hoop House Complex together with several other outbuildings - the Office building and the Packhouse.

GREENHOUSE COMPLEX (Growing and Service Areas)

- Approximately 511,700 square feet of Growing Area including Indoor and Outdoor areas built between 2005 and 2012.
 - Indoor Growing Area
 - » Approx. 20,800 square feet
 - » Fully automatic enviro systems- Priva
 - » Plastic drip pipe irrigation- Priva
 - » Below grade leachate collection
 - » Two (2) Dryair dehumidifiers
 - Outdoor Growing Area
 - » Approx. 490,900 square feet
 - » Wall mounted, hot water radiant tubing
 - » Plastic drip pipe irrigation system providing liquid fertilizer- Priva

SERVICE AREA

- Approximately 41,200 square feet consisting of shipping receiving, security room, packaging area, 11 drying rooms, and boiler room.
 - Greenhouse style structure with corrugated metal clad exterior.
 - Primarily food grade plastic interior walls.
 - Painted concrete floor
 - Insulated
 - Some rooms have in floor drains
 - Three (3) Crone hot water boilers including Two (2) x 17M BTU (2011) and One (1) x 20M BTU (2009)
 - 60kW back up, diesel generator
 - Fertilizer injector
 - U/V sterilization unit and water filtration system
 - Six (6) plastic water storage tanks (3,500 gallons each)
 - Two (2) fertilizer mixing tanks
 - Priva fertigation system
 - Two (2) Trane dehumidifiers in drying rooms
 - Five (5) separate HVAC systems throughout

HOOP HOUSE COMPLEX

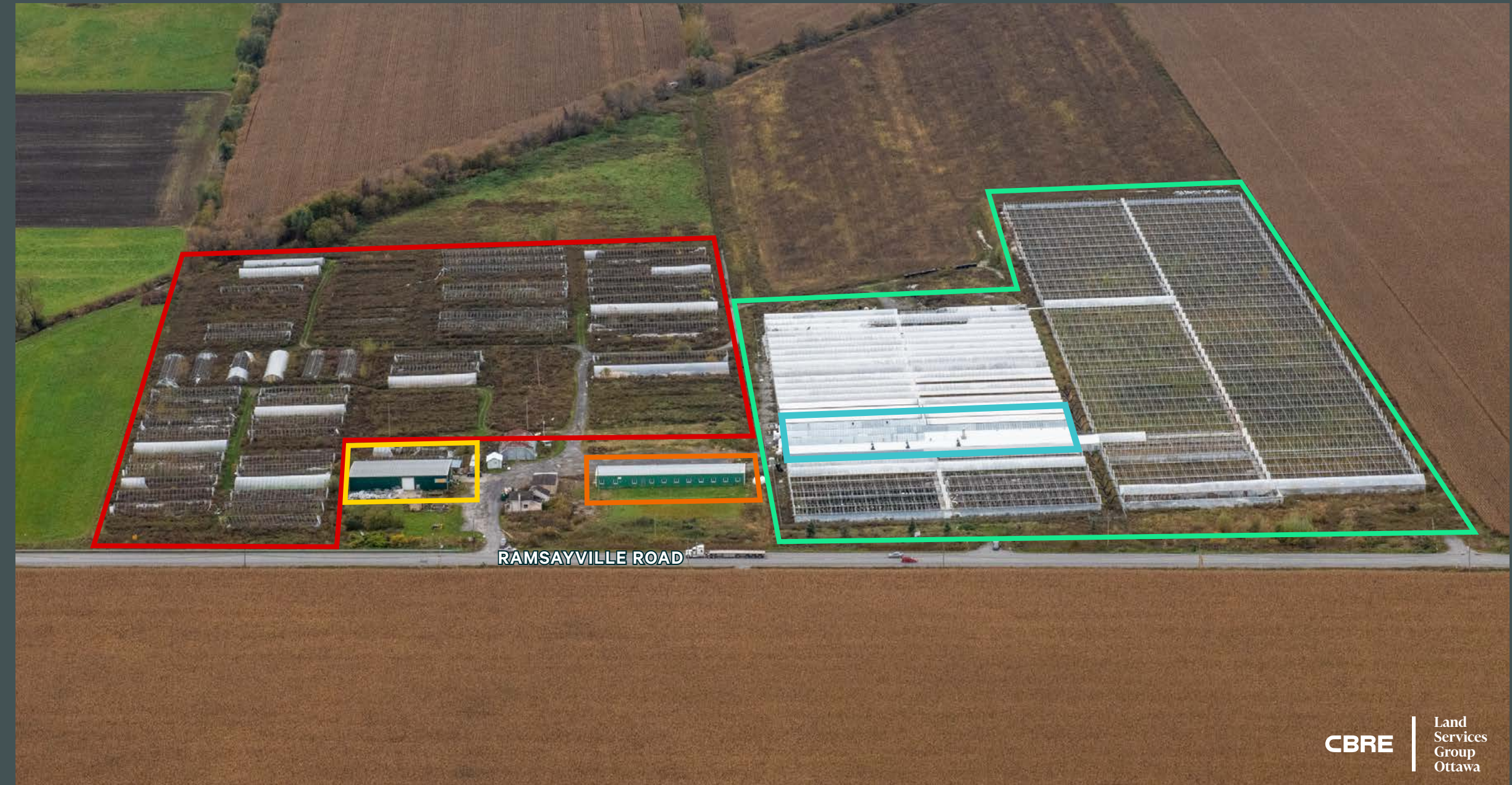
- Total growing area approx. 248,400 square feet
- Current estimate-
 - (28) 30' x 150'
 - (51) 24' x 100'
- Built in stages between 2000 and 2016
- Underground services (hydro, natural gas, and irrigation lines)

OFFICE

- Approx. 5,506 square feet
- Built in 2012
- Formerly used as a bunkhouse
- HVAC and natural gas HWT

PACKHOUSE

- Approximately 5,000 square feet
- Built in 2011
- Concrete foundation
- Steel frame, metal clad exterior
- Suspended, natural gas heater
- 16'- 18' clearance height
- Two (2) 14' x 12' drive in, overhead doors



*Buyer to complete their own verification and due diligence.

Sales Process

Based on information contained in this information package and other information contained in the data room, access to which will be provided electronically and upon signing a Confidentiality Agreement, interested parties are invited to submit an offer to purchase.

None of the initial offers, regardless of their form and content will create any binding legal obligations upon the Seller or CBRE.

Neither the Seller nor CBRE make any representation, warranty, or any agreement whatsoever, that the Seller will accept any agreement of purchase and sale, before or after negotiations, or, that the Seller or CBRE, shall compensate any participant for any costs incurred in its participation in the process.

Offers will be evaluated, among other criteria, on the consideration offered for the Property, the prospective buyer's ability to complete the transaction and the proposed terms of closing (all cash). Prospective buyers should note that the Seller is under no obligation to select any of the offers.

DATA ROOM

Upon signing a Confidentiality Agreement, qualified parties will be provided access to the electronic data room.

DUE DILIGENCE

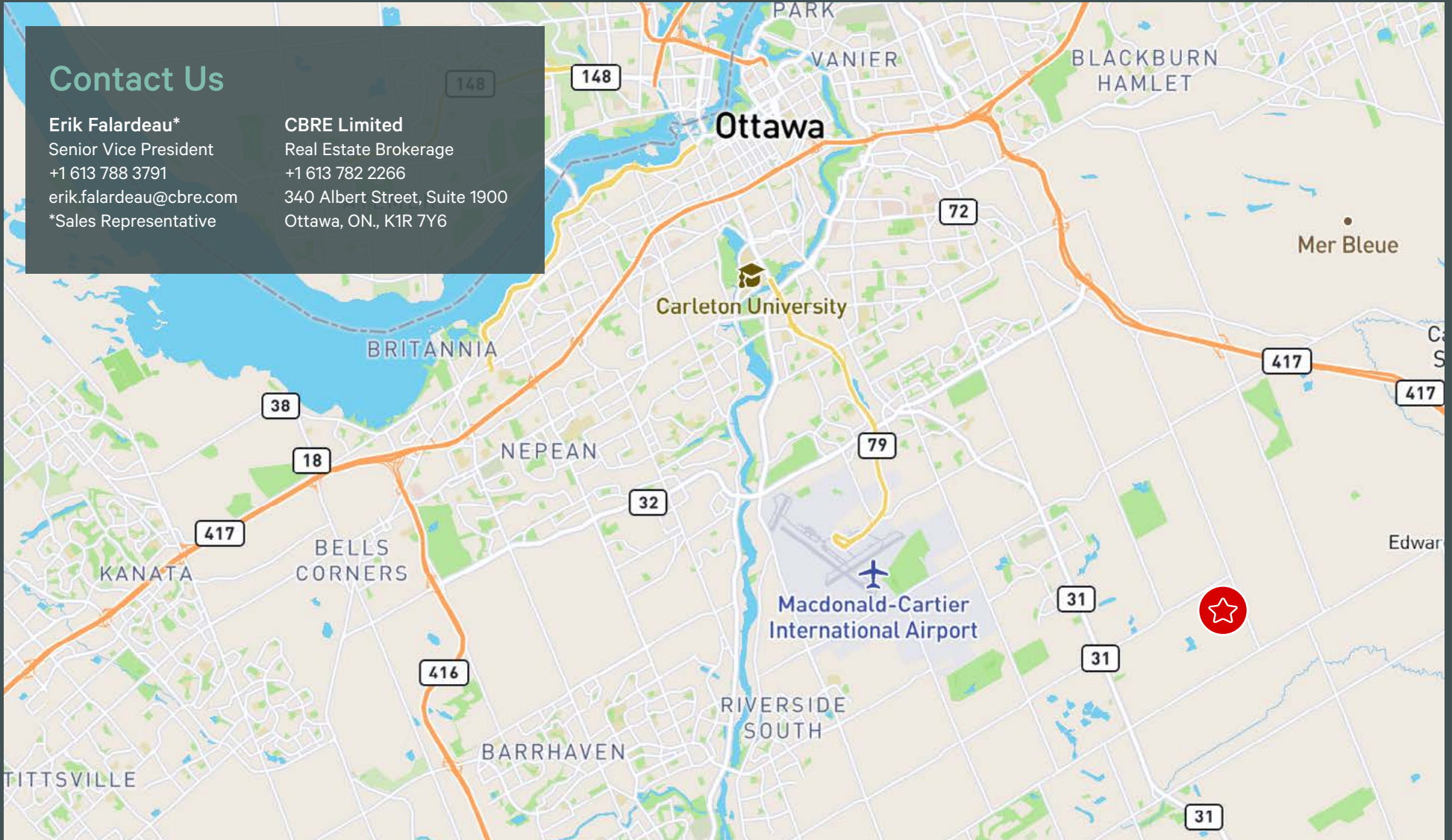
The Property is being offered on an "as is, where is" basis, and that no such representations or warranties have been made by the Seller, or anyone acting on its behalf, as to the condition of the Property or any buildings located thereon. Parties are invited to inspect the Property and review all due diligence material available in the data room, prior to the submission of any offer. Property inspections may be arranged by appointment through CBRE.

ADVISOR

The Advisor is acting solely as the agent for the Seller and not as the agent for the purchaser. All inquiries regarding the Property or any information contained in this marketing package should be directed to CBRE Limited, Brokerage, as Advisor for the Seller:

CBRE Limited, Brokerage
340 Albert Street, Suite 1900
Ottawa, ON K1R 7Y6
Erik Falardeau
erik.falardeau@cbre.com





Contact Us

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Confidentiality Agreement

5208 RAMSAYVILLE ROAD, OTTAWA, ON.

Cara Lord
Marketing Coordinator
T + 1 613 691 2213
cara.lord@cbre.com

The undersigned hereby acknowledges that CBRE Limited ("CBRE"); through the Land Services Group Ottawa, has been retained by the vendor to arrange the sale of 5208 Ramsayville Road, Ottawa, ON (the "Property"). All inquiries and communications with respect to the Property shall be directed to any of the listing agents of CBRE. We have requested from the vendor and CBRE, information, including confidential and proprietary information, which has not been generally disclosed to the public, for use in evaluating a potential purchase of the Property.

In exchange for good and valuable consideration provided by the vendor and CBRE, we agree to keep confidential any and all information supplied to us concerning the Property that is not a matter of public record and not to utilize any such information for our own benefit (or for the benefit of anyone else) other than for the evaluation of the Property with respect to a potential purchase.

We understand that we may transmit any such information to partners, officers, directors, employees or legal or financial advisors collectively, ("representatives") but only to the extent that they need to know such information for the purpose of such evaluation. We undertake to inform such representatives of the confidential nature of such information and that they will be bound by the terms of this Agreement. We agree to be responsible for any breach of this Agreement by our representatives. We agree that any legal, financial or any other third party advisors that are retained by us, to act on our behalf, will be compensated by us.

We understand that upon the vendor's request we will provide all pertinent financials of the company looking to purchase the above-mentioned Property to the vendor in a timely manner and that these statements will only be used for the purpose of determining the financial feasibility for this transaction.

We agree to read and examine all material provided by the vendor on the above-mentioned Property and will do so prior to submitting an Agreement of Purchase and Sale or Letter of Intent

We agree to return all documentation provided herewith, and any notes or copies made thereof if we decide not to pursue or complete this opportunity. We also agree not to use the information provided in any way detrimental to the vendor (or any parties assisting the vendor), either before or after cessation of our pursuit of property purchase. The provisions of this Agreement are binding on our successors or assigns.

We acknowledge that the other information being delivered to us with respect to the Property is subject to the limitations on liability and disclaimers for the protection of the vendor and CBRE.

We agree to indemnify and save harmless the vendor and CBRE from any claims, losses, damages and liabilities whatsoever (including legal fees on a substantial indemnity basis and disbursements) arising out of a breach by us or any of our representatives of any of the terms or other provisions of this Agreement. CBRE and the vendor also reserve the right not to release information.

We agree that any signage CBRE has installed on the Property shall remain for a period of 6 months after the closing period.

We agree that any and all communication with regards to this Property shall be done so through CBRE. We and/or our representative will not at any time contact the vendor directly.

In the event we are the purchasers of this property, we agree to allow CBRE the right to market the purchase price after closing. CBRE is exclusively representing the vendor and will not act on behalf of any potential purchasers. With the execution of this Confidentiality Agreement, the undersigned acknowledges that they are undertaking this investigation of the Property at their sole risk and expense and that under no circumstances will any amounts expended by the undersigned for its due diligence investigation or review be paid or reimbursed by the vendor or CBRE. A digitally submitted or a scan of a signed copy of this Agreement shall be deemed to be an original signed copy.

THE SECTION BELOW MUST BE COMPLETED AND SUBMITTED TO CARA.LORD@CBRE.COM & ERIK.FALARDEAU@CBRE.COM IN ORDER TO RECEIVE THE DUE DILIGENCE PACKAGE

(I possess the authority to legally bind the Corporation)

*PROPONENT NAME:	REPRESENTATIVE:
*COMPANY:	COMPANY:
*EMAIL:	PRIMARY EMAIL:
PRIMARY PHONE #:	PRIMARY PHONE #:
ADDITIONAL PHONE #:	DATE:
*DATE:	SIGNATURE:
*PRIMARY SIGNATURE:	<small>Please indicate if you would like a follow up call or meeting:</small> CALL: MEETING:



The button above can be clicked to submit the CA electronically using the Adobe Reader application, once the required fields have been filled.
OR
Please print, complete, sign and scan an email copy to cara.lord@cbre.com & erik.falardeau@cbre.com.

*REQUIRED FIELDS. This disclaimer shall apply to CBRE Limited, Brokerage, and to all other divisions of the Corporation ("CBRE"). The information set out herein (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.