

# 101 Nipissing Court

Ottawa, Ontario



## ASKING PRICE

**\$3,600,000.00**

LAND SIZE	2.872 acres
PIN	045080178
ZONING	GM - General Mixed-Use

## Contact Us

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# Property Details

CBRE Limited is pleased to offer for sale this 2.872 acre parcel of employment and general mixed use land located at 101 Nipissing Court (the “Property” or “Site”) within Kanata and the City of Ottawa. The Property is ideally situated within the established and still evolving Kanata West Business Park (the “Park”). The Site’s corner location with frontage along Campeau Drive and Nipissing Court provide excellent visibility and access. The size, configuration and location of the Property provides an exceptional and scalable development opportunity, as the Site is one of the last tracts of development land available within the Park. The Park has been the focus for many exciting developments, and has attracted a variety of users, tenants, and amenities.

The Site is easily accessible thanks to the 8-lane Highway 417 and Palladium Drive major off ramp providing easy truck access. Close to abundant housing types with many neighbouring amenities, the Site is well located near the planned Campeau LRT Station, and Kanata West is only 15 minutes from downtown Ottawa.

On the south side of Highway 417 lies the Canadian Tire Centre- the Region’s largest multi-purpose entertainment venue with a seating capacity of over 19,000 and is home to the Ottawa Senators NHL team. In addition, Tanger Outlets Ottawa Mall is in close proximity of the Property including over 150 retail stores and restaurants, providing an abundance of amenities and services for future workers of the Site.

## Property Information

ADDRESS	101 Nipissing Court, Ottawa
PIN	045080178
TOTAL AREA	2.872 acres
ZONING	The Property is zoned GM - General Mixed Use with the inclusion of additional uses such as Light Industrial, Truck Transport, and Warehouse.
ENVIRONMENTAL	Phase I ESA was completed in 2014 and updated in April 2019 with the results of the latest Phase 1 report concluding that no further work was needed.
EXISTING CONDITIONS	Vacant land and unimproved. There is a Hydro ROW at the south end of the Property.
SERVICING	Services to the lot line.
TAXES	\$26,174 (2023 Final)
ASKING PRICE	\$3,600,000.00











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