

SOUTH MERIVALE BUSINESS PARK

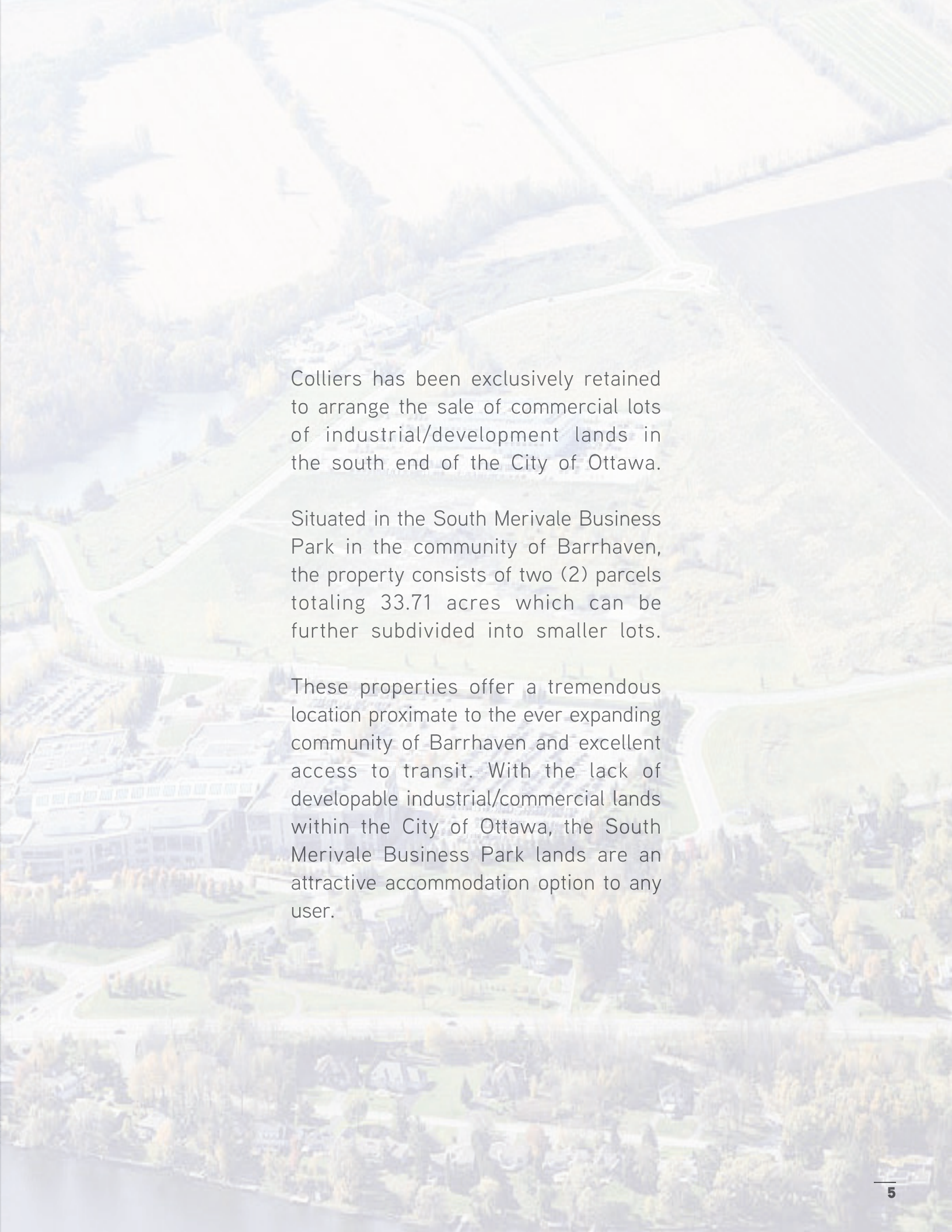


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EXECUTIVE SUMMARY



Colliers has been exclusively retained to arrange the sale of commercial lots of industrial/development lands in the south end of the City of Ottawa.

Situated in the South Merivale Business Park in the community of Barrhaven, the property consists of two (2) parcels totaling 33.71 acres which can be further subdivided into smaller lots.

These properties offer a tremendous location proximate to the ever expanding community of Barrhaven and excellent access to transit. With the lack of developable industrial/commercial lands within the City of Ottawa, the South Merivale Business Park lands are an attractive accommodation option to any user.

PROPERTY OVERVIEW

LEGAL DESCRIPTION

(1) BLOCK 2, PLAN 4M1354, OTTAWA. SUBJECT TO AN EASEMENT IN GROSS OVER PART 1 ON PLAN 4R-24338 AS IN OC1093047

(2) PART OF LOTS 17 AND 18 CONCESSION 1 RIDEAU FRONT PART 18 PLAN 4R9089 SAVE AND EXCEPT PART 1 PLAN 4R11133 AND THAT PART OF PART 18 PLAN 4R9089 LYING EAST OF PART 1 PLAN 4R11133, NEPEAN

PARCELS

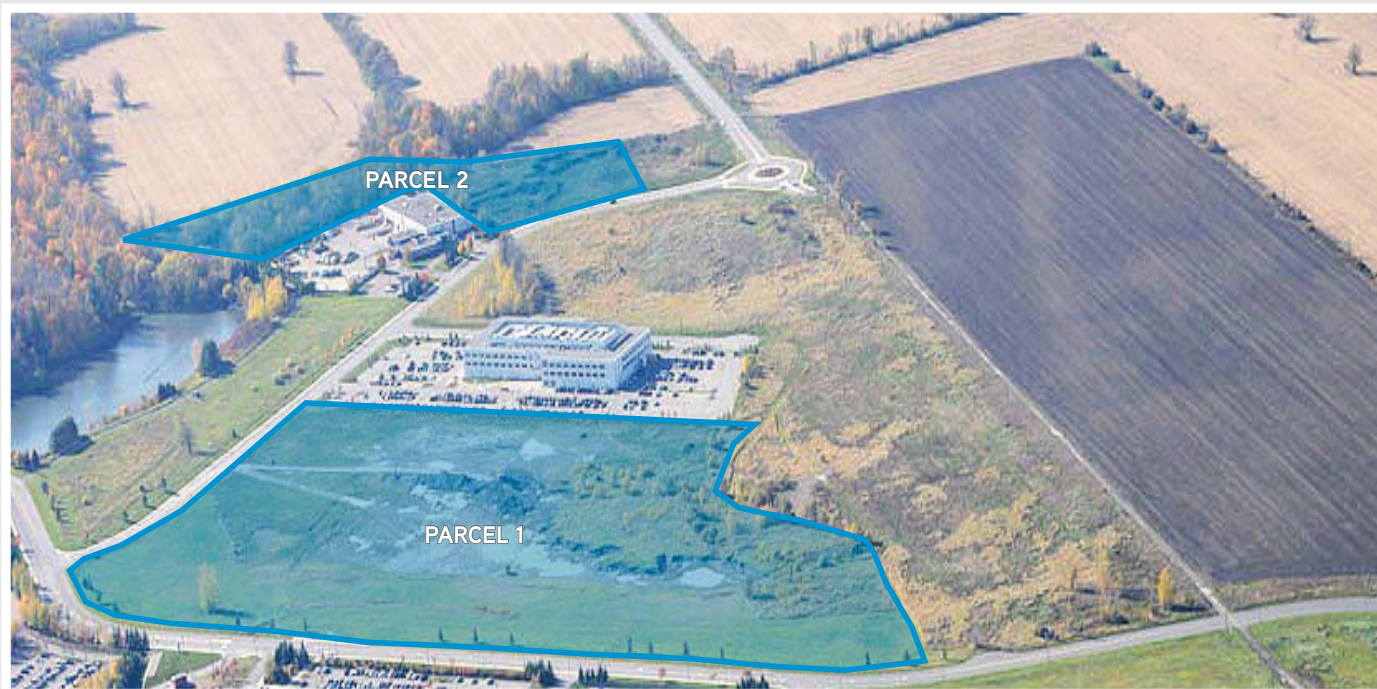
Parcel 1 - 28.42 acres - \$10,657,000 or \$375,000 per acre
Parcel 2 - 5.29 acres - \$1,100,000

LOCATION

Located on Leiken Drive and Bill Leathem Drive

ZONING

IL9 - Light Industrial



HIGHLIGHTS

- Existing developments include RCMP Headquarters, JDS Uniphase, and Enbridge Gas
- Full municipal services are currently available to the site including: sanitary and storm sewers, municipal water, telephone, gas, hydro and garbage removal.
- Both Parcel 1 and Parcel 2 have excellent street frontage
- The site scale and configuration of the properties offer a functional development opportunity

AREA OVERVIEW



AREA OVERVIEW

Within the western portion of the City of Ottawa, Barrhaven is home to some 84,300+ residents and a multitude and diverse array of amenities highlighted by the Chapman Mills Marketplace and Trinity Common at Citigate, Barrhaven's newest retail development. An abundance of supportive retail amenities service the nearby communities and include major national retailers such as Cineplex Odeon, Loblaws, Goodlife Fitness, and Tim Horton's among many others.

LOCATION OVERVIEW

Located just east of central Barrhaven, the South Merivale Business Park is well situated across from the RCMP Headquarters and bordered by a large residential community with a limited supply of new business park developments. Bill Leathem Drive is easily accessible by the new Longfields Drive extension via Woodroffe Avenue and Leiken Drive is a main roadway from Riverside South to Barrhaven or Barrhaven to Merivale.

TRANSPORTATION

Vehicular access is excellent with Highway 416 just 15 minutes of the Property via Strandherd Drive, providing access to Highway 417 and Montreal through direct connectivity to the Quebec Autoroute 20 as well as core markets that run along the 818-kilometre Highway 401 including Brockville, Kingston, Belleville, Oshawa and Toronto. Public transportation is significant with bus service situated on Leiken Drive, and two transit stations within minutes of the property offering convenient local and regional access across the City of Ottawa.

BARRHAVEN

HIGHWAY
416

DOWNTOWN OTTAWA



FALLOWFIELD RD

BARRHAVEN

STRANDHERD DRIVE

STONEBRIDGE

HIGHWAY
416

OTTAWA INTERNATIONAL AIRPORT



SUBJECT
PROPERTIES



CANADA
POST

POSTES
CANADA

LUMENTUM



PRINCE OF WALES DRIVE

RIVERSIDE
SOUTH

HIGHWAY
73

HIGHWAY
13

“
THE FASTEST-GROWING
COMMUNITY IN THE
CITY, ACCORDING TO
THE 2011 CENSUS,
HAS SEEN SCHOOLS,
CARE HOMES AND
ENTERTAINMENT VENUES
BUILD UP ALONGSIDE ITS
RESIDENTS...
BUSTLING BARRHAVEN
SAW ITS POPULATION
SOAR ABOUT 25%
FROM 2006 TO 2011, TO
A TOTAL POPULATION
OF ABOUT 45,000.

-THE TORONTO SUN

”

DEMOGRAPHICS

DEMOGRAPHICS OF VICINITY (5KM)

With a current population of approximately 84,300 people within the vicinity (5 km radius of the Property) the community boasts above average incomes (\$198,700 per household) and an excellent talent pool, with 10,900 having a college certificate or degree. The steadfast and family oriented atmosphere of the area is represented in the average household size (3.34) and a median age of 29.73 and even further in the trade area (1km) with an above average household size of 5.23.



TOTAL POPULATION (2017)

84,300



TOTAL DAYTIME POPULATION

49,500



AVERAGE AGE

29.73



AVERAGE HOUSEHOLD SIZE

3.34



AVERAGE HOUSEHOLD INCOME (2017)

\$137,400



OWNER

23,500



RENTER

1,600



PART OF CONDO

3,000



NOT PART OF CONDO

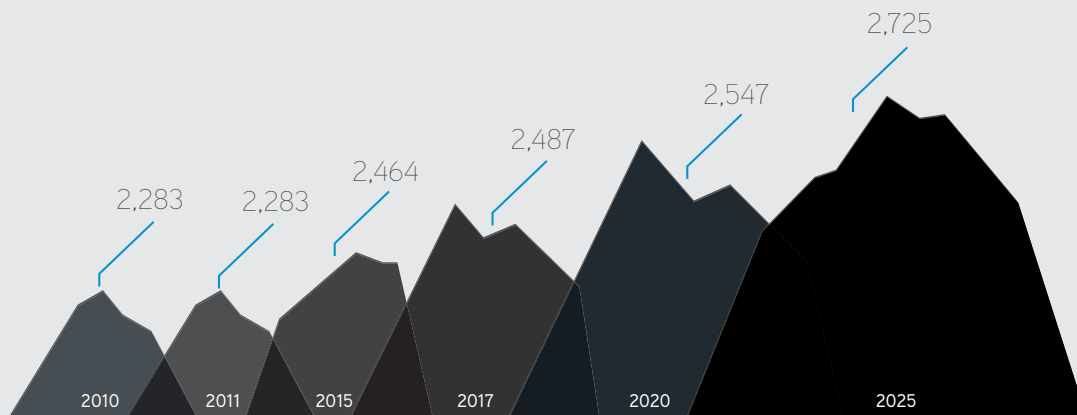
22,500



EDUCATION (COLLEGE)

10,900

PROJECTED HOUSEHOLD POPULATION OF TRADE AREA (1KM)



Household population growth is anticipated to increase 19.36% by 2025, a strong growth projection supported by the surrounding residential development in the area and in Riverside South.

ZONING

IL9 LIGHT INDUSTRIAL ZONE

PURPOSE OF ZONE

- (1) permit a wide range of low to moderate impact, light industrial uses in accordance with the Employment Area designation of the Official Plan or, the General Urban Area designation where applicable;
- (2) allow in certain Employment Areas or General Urban Areas, a variety of complementary uses such as recreational, health and fitness uses and service commercial (e.g. convenience store, personal service business, restaurant, automobile service station and gas bar), occupying small sites as individual occupancies or in groupings as part of a small plaza, to serve the employees of the Employment or General Urban Area, the general public in the immediate vicinity, and passing traffic;
- (3) prohibit retail uses in areas designated as Employment Area but allow limited sample and showroom space that is secondary and subordinate to the primary use of buildings for the manufacturing or warehousing of the product; and
- (4) provide development standards that would ensure that the industrial uses would not impact on the adjacent non-industrial areas.

PERMITTED USES

animal care establishment	park
animal hospital	parking garage
automobile body shop	parking lot
broadcasting studio	place of assembly
catering establishment	printing plant
crematorium	production studio
drive-through facility	research and
emergency service	development centre
garden nursery	service and repair shop
heavy equipment and vehicle sales,	small batch brewery
rental and servicing	storage yard
kennel	technology industry
leaf and yard waste composting	training centre
facility	truck transport terminal
light industrial uses	warehouse
medical facility	waste processing
medical marihuana production facility	and transfer facility
office	



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