

**Lennard:**



# 2450 Stevenage Drive

For Sale: 2.103 Acres of Land

Nick Hannah\*, Vice President

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\*Sales Representative

420-333 Preston Street, Ottawa  
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# 2450 Stevenage Drive

Located on Stevenage Drive close to Hunt Club Road and HWY 417.



Site Area  
**2.103 acres**



Zoning:  
**IH - Heavy Industrial**



Available:  
**Immediate**



Price:  
**\$3,400,000**

Taxes:  
**\$31,654.04 (2023)**



Listing Agent:  
**Nick Hannah\***  
Vice President  
D. 613.963.2637  
nhannah@lennard.com

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## Building Highlights

- Rare opportunity to purchase industrial land within the Greenbelt
- Zoned Heavy Industrial (IH) to accommodate multiple uses including outdoor storage
- 2.1 acres minutes from multiple highway exits and Hunt Club Road
- Flat, rectangular plot allows maximum efficiency
- Small portion of industrial building remains on site - potential opportunity to rebuild\*
- \*No reps or warranties. Fire at the property. Buyer to conduct their own due diligence

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## Zoning

### Permitted IH - Heavy Industrial uses

The following IH - heavy industrial uses are permitted subject to:

the provisions of subsections 187(3), (4) and (5).

- animal hospital
- automobile body shop
- automobile service station
- broadcasting studio
- Cannabis Production Facility, contained within a building that is not a greenhouse. (By-law 2019-222)
- catering establishment
- crematorium
- drive-through facility
- emergency service
- garden nursery
- heavy equipment and vehicle sales, rental and servicing
- heavy industrial uses
- kennel, see Part 3, Section 84
- leaf and yard waste composting facility
- light industrial uses
- medical marihuana production facility (By-law 2014-74) (Subject to By-law 2019-222)
- office
- parking garage
- parking lot
- personal brewing facility (By-law 2019-41)
- printing plant
- production studio
- research and development centre
- service and repair shop
- storage yard
- technology industry
- training centre
- truck transport terminal
- warehouse
- waste processing and transfer facility (By-law 2014-289)



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## Drone Photos



Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage 2023.

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# 2450 Stevanage Drive

Aerial View

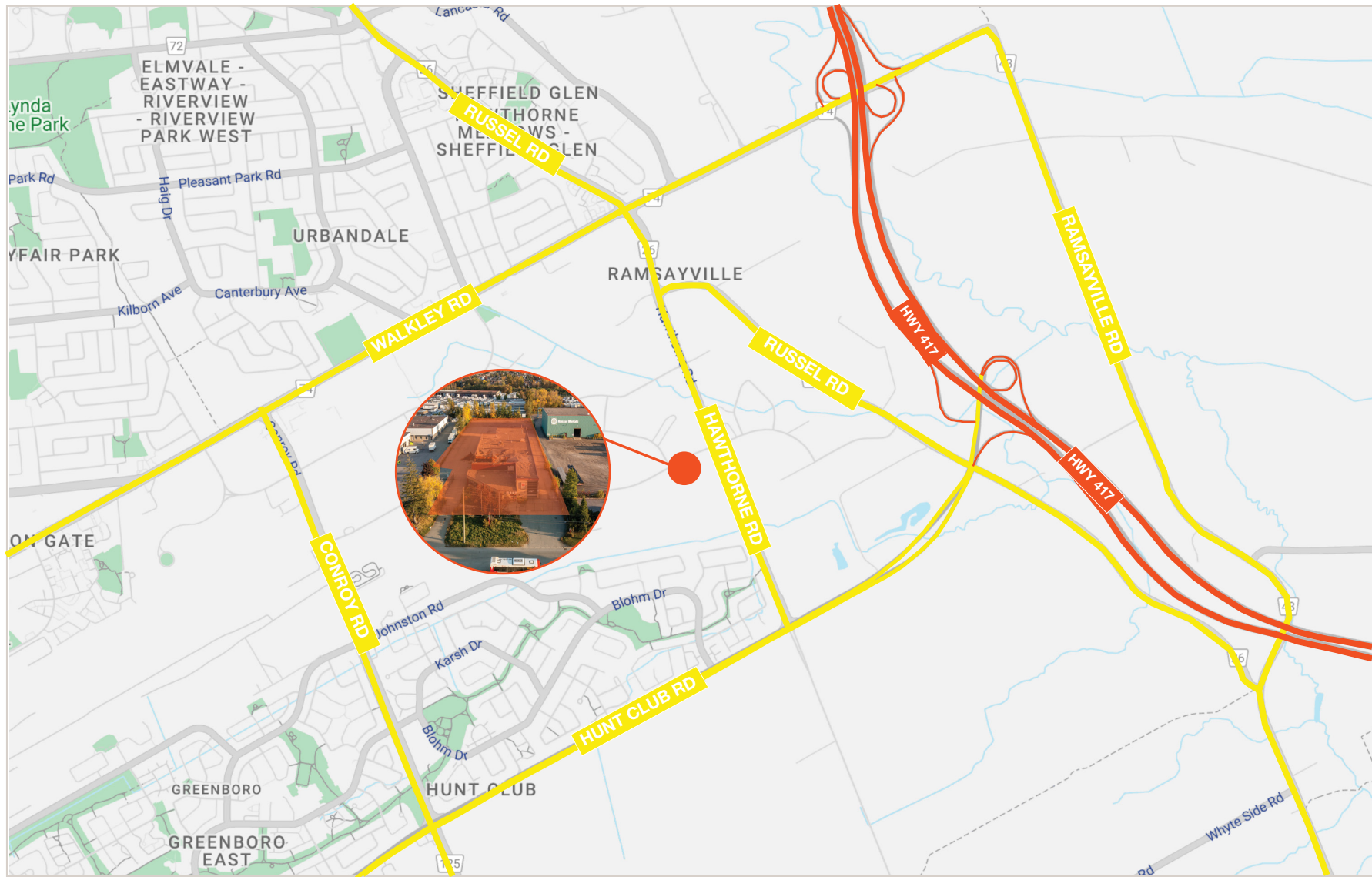


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## Location Map



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