



For Sale: 28.27 Acres of Land

6625 Bank Street Ottawa, ON

Lennard: Here is where your business will *grow*.

lennard.com

6625 Bank Street

28.27 acres of land located at 6625 Bank Street just south of Greely, Ontario.



Size
28.27 Acres



Zoning
RH - Heavy Industrial



Sale Price
\$4,500,000
(Approx. \$159,000 Per Acre)

Taxes
\$8,061.66 (2023)



Location
South of Greely
with easy access
to Bank Street



Listing Agent
Lavel Tiwana*
Sales Representative
613.963.2625
ltiwana@lennard.com

Property Highlights

- Buyer to complete land survey to confirm property size.
- Large cleared area, paved entrance, and ample privacy set back from public view.
- Suitable for various industrial uses, including heavy equipment sales, warehouse, and vehicle servicing.
- Ideal for development with proximity to Highway 417 and major transport routes.

Lennard:

6625 Bank Street

Zoning



Rural Heavy Industrial Zone

Permitted Uses

The following uses are permitted subject to:

(a) the provisions of subsections 221(3) to (5);

- Automobile body shop
- Automobile service station
- Cannabis Production Facility, and contained within a building that is not a greenhouse. (By-law 2019-222)
- Crematorium
- Drive-through facility (OMB Order #PL080959 issued March 18, 2010)
- Gas bar
- Heavy equipment and vehicle sales, rental and servicing heavy industrial use
- Kennel, see Part 3, Section 84
- Leaf and yard waste composting facility
- Light industrial use
- Parking lot
- Printing plant
- Service and repair shop
- Storage yard
- Truck transport terminal
- Warehouse waste processing and transfer facility

Conditional Uses Permitted

The following conditional uses are permitted subject to the following:

- (a) the provisions of subsections 221(3) to (5);
- (b) the use is located on the same lot as the use listed in Section 221(1);
- (c) the retail store is limited to the sale of goods, service or materials provided by a use permitted in Section 221(1);

- Bank machine
- Bar (By-law 2018-171)
- Car wash
- Convenience store
- Restaurant
- Retail store (OMB Order #PL080959 issued March 18, 2010)

(d) A bar

- (i) must be ancillary to a permitted brewery, winery or distillery; and,
- (ii) may not have a gross floor area exceeding the lesser
- (1) 300 m², or
 - (2) 25% of the floor area of the brewery, winery or distillery to which it is ancillary. (By-law 2018-171)

6625 Bank Street

28.27 Acres of Land



Lennard:

6625 Bank Street

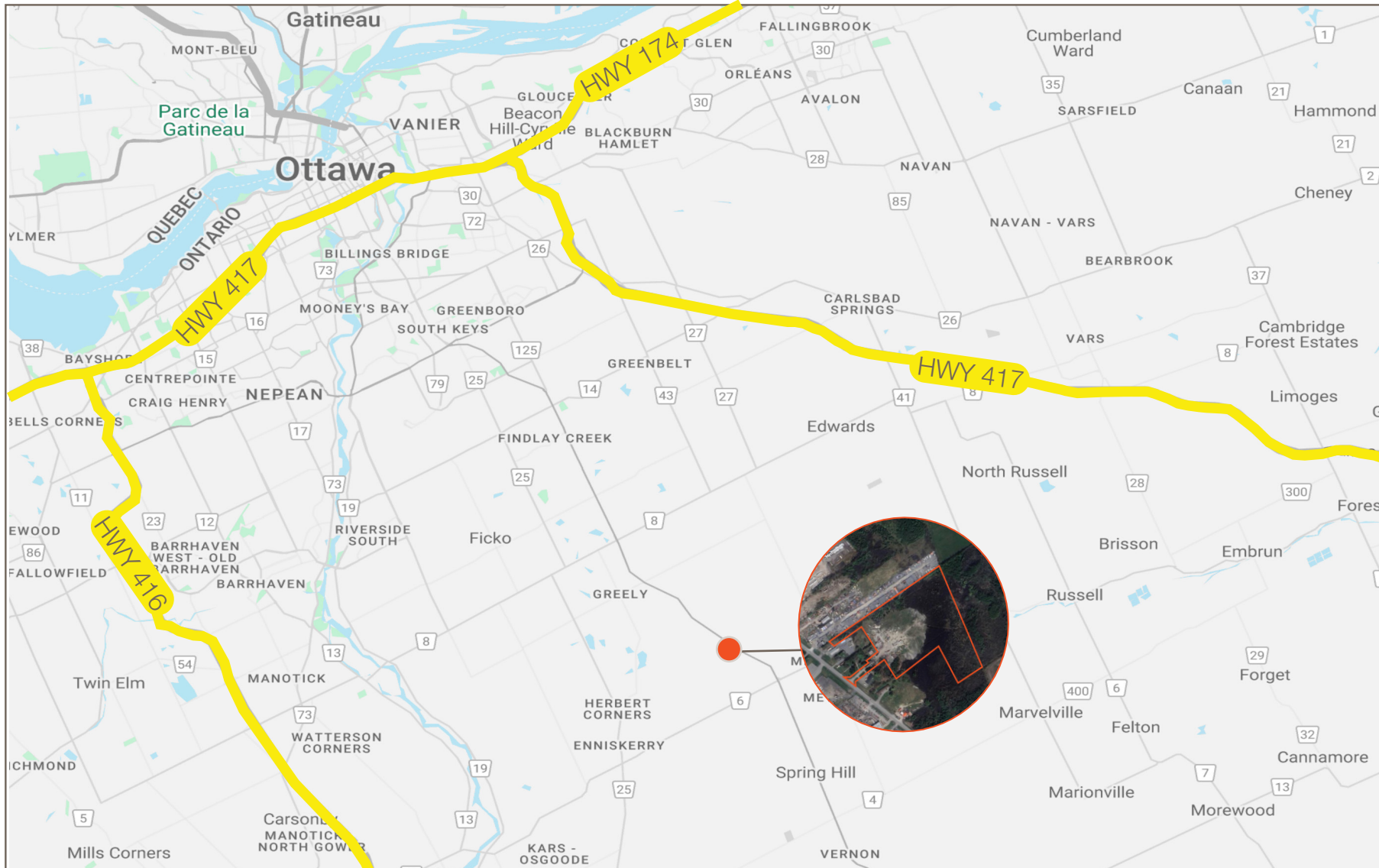
28.27 Acres of Land



Lennard:

6625 Bank Street

Location Map



Lennard:

lennard.com

Lennard:

Lavel Tiwana* Sales Representative

613.963.2625

ltiwana@lennard.com

333 Preston Street, Suite 420

Ottawa, ON K1S 5N4

613.963.2640

lennard.com

*Sales Representative

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.