

LAND FOR SALE

1617 Cyrville Road, Ottawa, ON

BRENTCOM
REALTY CORPORATION, BROKERAGE
COMMERCIAL SALES • COMMERCIAL LEASING • CONSULTING

DESCRIPTION:

- ✓ Vacant land located on the north side of Cyrville Road, at the eastern boundary of the Cyrville Industrial Area, close to Highway 417 and just 20 minutes from downtown. Diagonally across from Home Depot and in close proximity to Costco, Innes Crossing, Pets Smart, and The Brick.
- ✓ This development property has access to full municipal services, and is well serviced by public transit with the new light Rail Transit (LRT) nearby, and vehicular traffic by major arterial roads. Easy access to Highway 417.
- ✓ Great opportunity for a small business location conveniently located with a wide range of amenities near-by. Ideal for automotive dealership, automotive repair, car wash and other uses such as animal care establishment, instructional facility.

LAND AREA:

- ✓ Irregular Configuration. Approximately 30,192 ft² development site.
- ✓ Frontage on Cyrville 120.75 ft; 320.72 ft along eastern boundary; 285.76 ft along western boundary; 178.67 ft along northern boundary.

SALE PRICE:

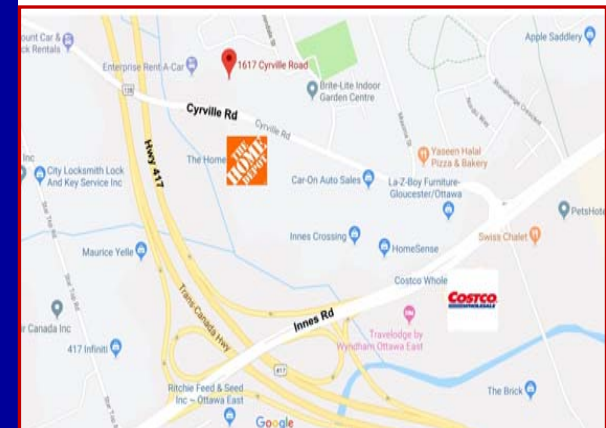
- ✓ \$1,500,000.00.

REALTY TAXES:

- ✓ Taxes - \$13,502.32 per annum (2019 Final).

ZONING:

- ✓ GM12 H(11) - General Mixed Use Zone.



For more information please contact:

BRENT TAYLOR, Broker of Record / President
BRENTCOM REALTY CORPORATION, BROKERAGE
Tel: (613)726-7323 Fax: (613)721-8849
Email: brent@brentcomrealty.com
www.brentcomrealty.com

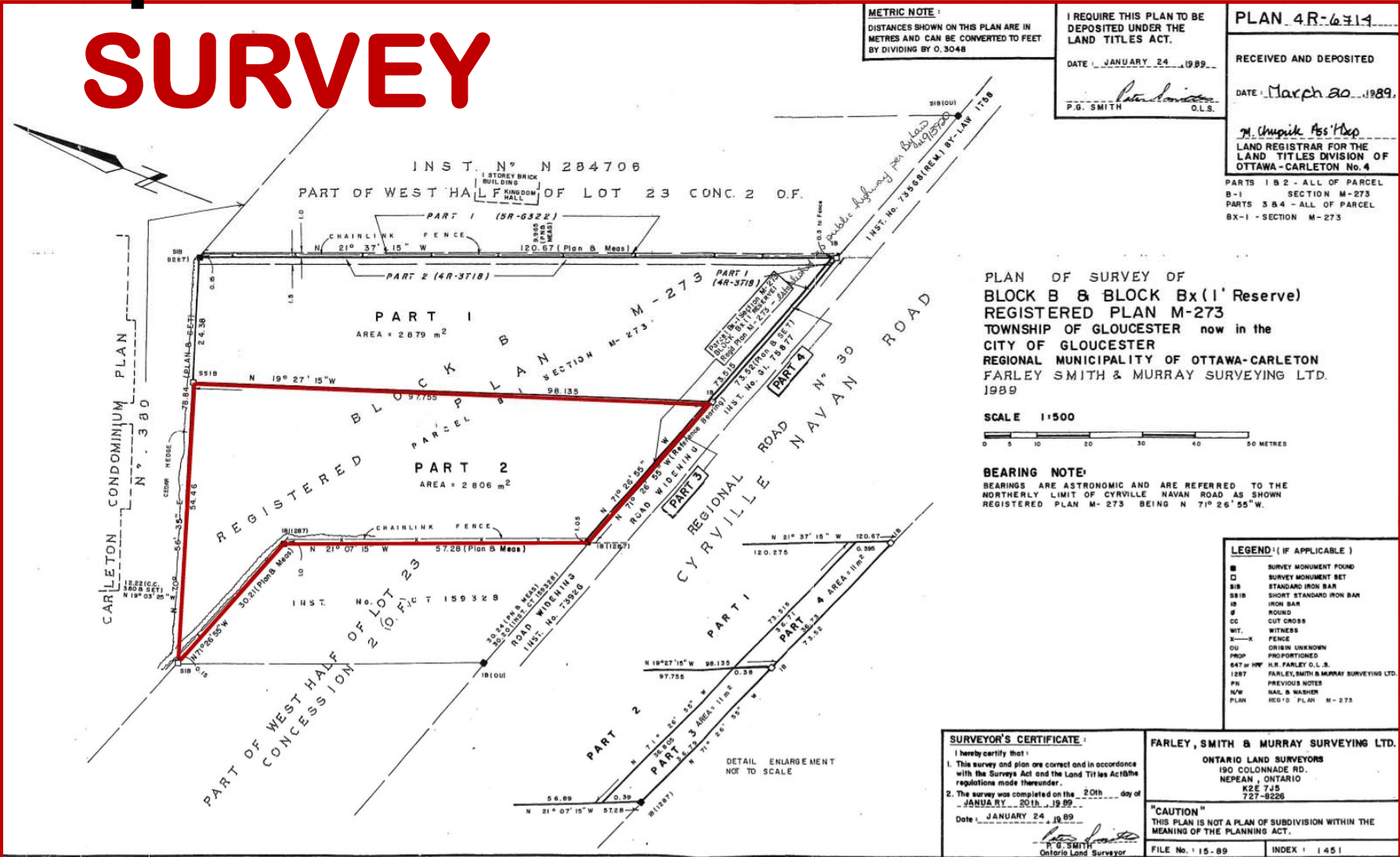
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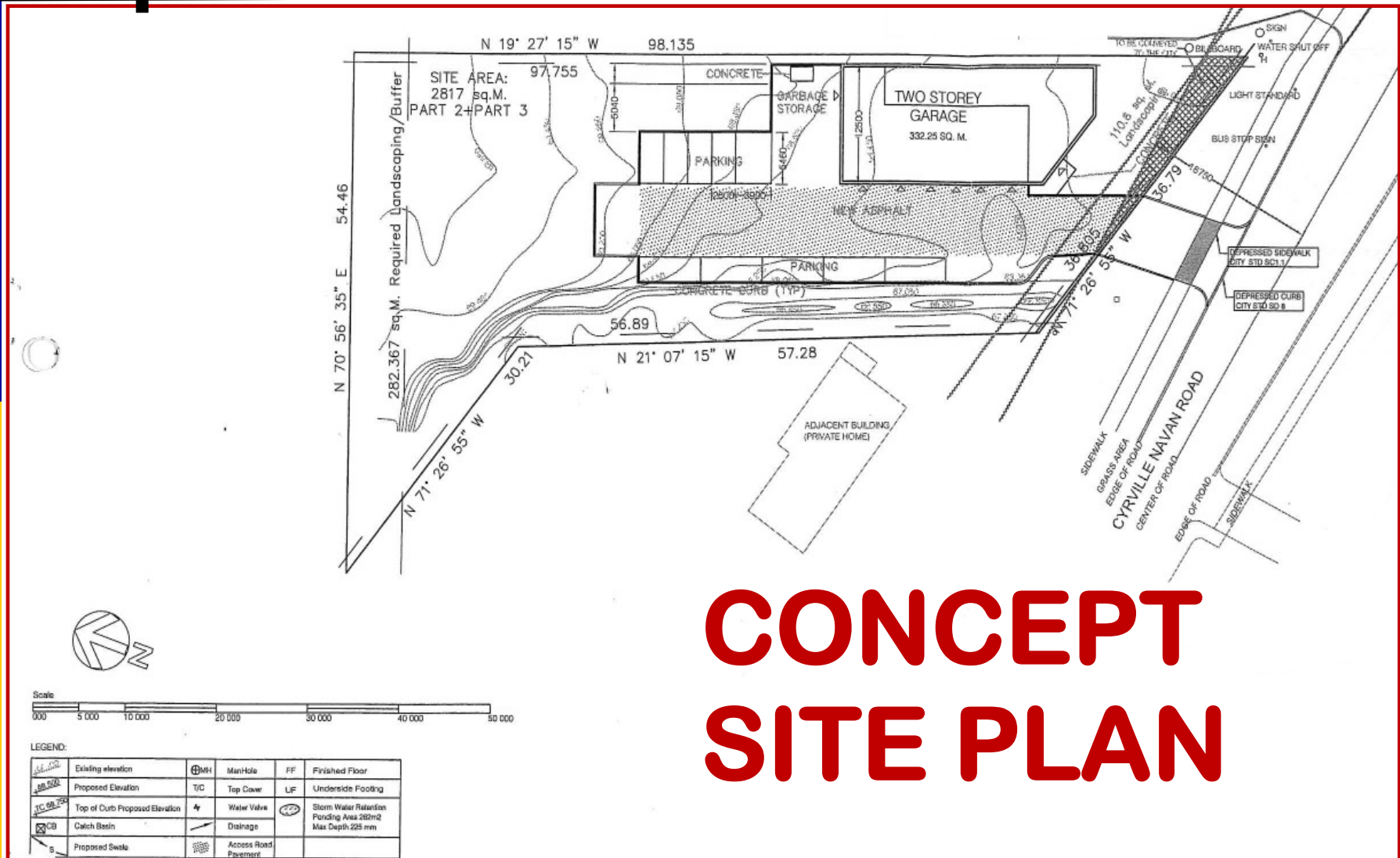
SURVEY



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