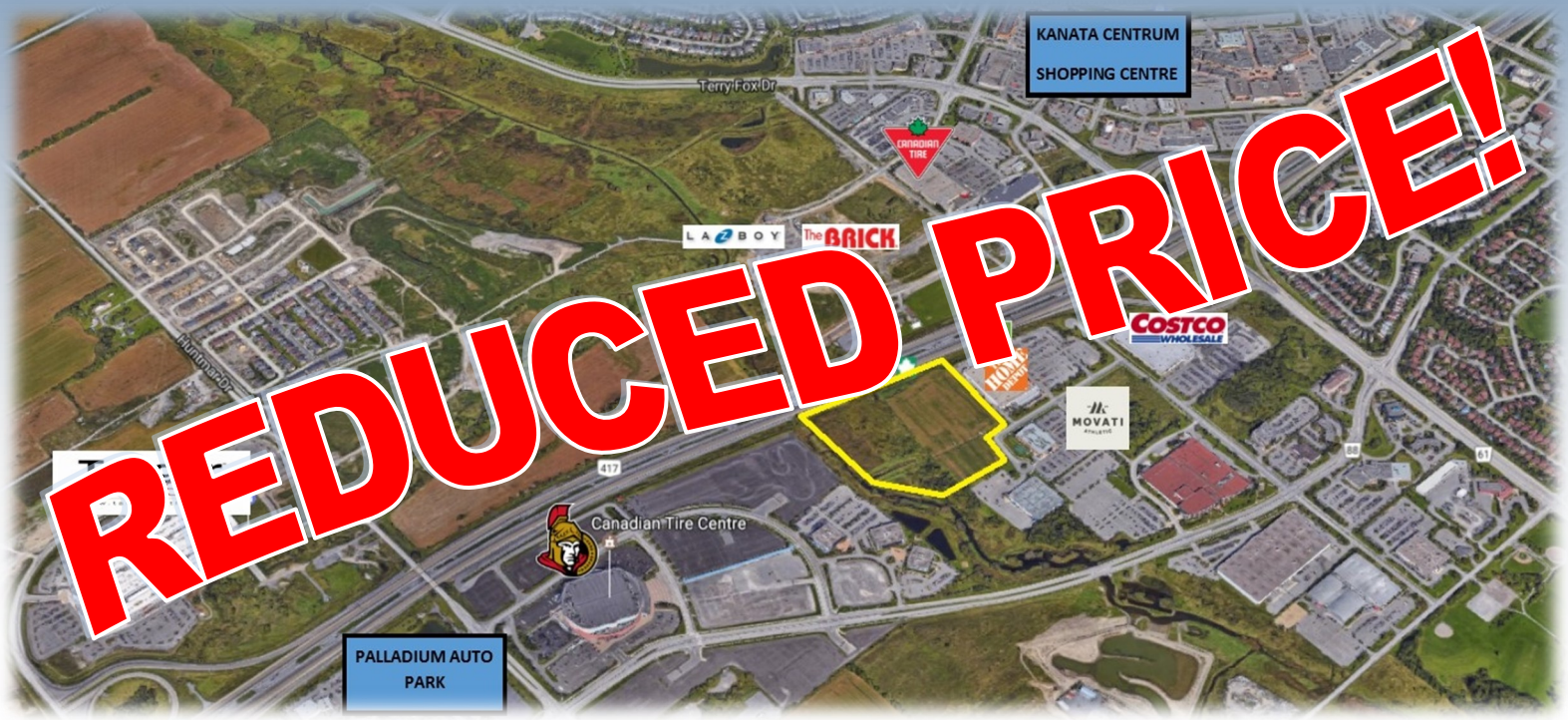
COMMERCIAL LAND WITH FANTASTIC EXPOSURE TO HIGHWAY 417 FOR SALE IN KANATA



30 FRANK NIGHBOR PLACE, KANATA

ACRES:	**Only 9.45 acres remaining!!!**
ZONING:	**Light Industrial IL6[1414] H(30)-h Permits many uses.**
SERVICED:	**All services have been brought to lot line.**
SALE PRICE:	~~$739,000~~ **$639,000**

CANTOR REALTY CORP.

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COMMERCIAL SALES AND LEASING

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Market Overview

LOCATION OVERVIEW

DEMOGRAPHIC OVERVIEW

RADIUS	0-1 KM	0-5 KM	0-10 KM	OTTAWA (CITY)	ONTARIO
Population Trends					
Population 2014	8,222	79,109	190,374	951,407	13,809,676
Population 2019	8,284	83,069	199,658	996,277	14,472,513
Projected Growth 2014-2019	0.8%	5.0%	4.9%	4.7%	4.8%
Daytime Population 2014	5,172	81,577	174,706	980,140	13,596,328
% Daytime Population at Work	26%	54%	46%	52%	49%
Income					
Household Income 2014	$115,336	$133,686	$123,740	$111,995	$98,419
Household Income 2019	$135,781	$159,026	$147,424	$133,471	$117,050
Projected Growth 2014-2019	18%	19%	19%	19.2%	18.9%
% Households >$100,000 (2014)	53%	55%	49%	43.0%	32.9%
% Households >$100,000 (2019)	64%	58%	53%	48.1%	39.9%
Expenditures					
Household Expenditures 2014	$81,889	$92,243	$85,381	$106,996	$94,321
Population Density					
Land Area (sq. km.)	2.7	77.3	288.8	2,790	907,574
2014 Population Density per sq. km.	3,034	1,024	659	341	15
2019 Population Density per sq. km.	3,057	1,075	691	357	16
Age Distribution (2014)					
Population < 20 years old	22%	25%	25%	22%	22%
Population 20-34 years old	20%	19%	20%	23%	21%
Population 35-44 years old	14%	14%	14%	14%	13%
Population 45-54 years old	15%	16%	16%	15%	15%
Population > 55 years old	30%	25%	25%	26%	28%
Home Ownership					
% Owned Dwellings (2014)	76%	88%	79%	68%	72%
% Rented Dwellings (2014)	24%	12%	21%	32%	28%
Travel to Work					
% Vehicle/Other	68%	77%	75%	68%	80%
% Public Transit	25%	17%	19%	22%	14%
% Walk	5%	4%	4%	7%	5%
% Cycle	2%	1%	1%	2%	1%

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Zoning Information

ZONING INFORMATION

ZONING MECHANISM		REQUIRED OTTAWA ZONING BY-LAW, 2008-250	PROVIDED	
ZONE CODE		IL6 [1414] H(30)-H-F	RETAIL / HOTEL	
MINIMUM LOT AREA	LOT A	2,000 m^2	15,350 m^2	66,305 m^2
	LOT B	8,100 m^2	28,710 m^2	
	LOT C	8,100 m^2	8,230 m^2	
	LOT D	8,100 m^2	14,015 m^2	
MINIMUM YARD SETBACK (ABUTTING HIGHWAY)		14.0 m	14.0 m	
MINIMUM YARD SETBACK (OTHER SIDES)	RETAIL	3.0 m	7.5 m	
	HOTEL	7.5 m		
MAXIMUM BUILDING HEIGHT	RETAIL	11.0 m	<11.0 m (1 STOREY)	
	HOTEL	18.0 m	18.0 m (5 STOREY)	
MAXIMUM LOT COVERAGE	LOT A	65 %	21 %	
	LOT B	45 %	24.3 %	
	LOT C	45 %	25.4 %	
	LOT D	45 %	26.6 %	
MAXIMUM BUILDING GROSS FLOOR AREA	RETAIL	212,835 s.f(19,773 m^2)	137,500 s.f (12,780 m^2)	
	HOTEL		120,000 s.f (11,150 m^2)	
PARKING SPACE	LOT A	170 (1 / guest room)	170 (1 / guest room)	
	LOT B	240 (3.2 / 1,000 s.f)	420 (5.6 / 1,000 s.f)	720
	LOT C	72 (3.2 / 1,000 s.f)	110 (4.9 / 1,000 s.f)	
	LOT D	128 (3.2 / 1,000 s.f)	190 (4.8 / 1,000 s.f)	
PARKING SPACE SIZE		2.6 X 5.2 X 6.7	2.6 X 5.2 X 6.7 3.0 X 6 X 6.7 (oversize)	
LOADING SPACE			6	
B-F PARKING SPACE		6 (1% PARKING)	12	
B-F PARKING SPACE SIZE		3.66 X 5.2 m	3.66 X 5.2 m	
BICYCLE PARKING SPACE		35 (1 / 500 m^2)	35	

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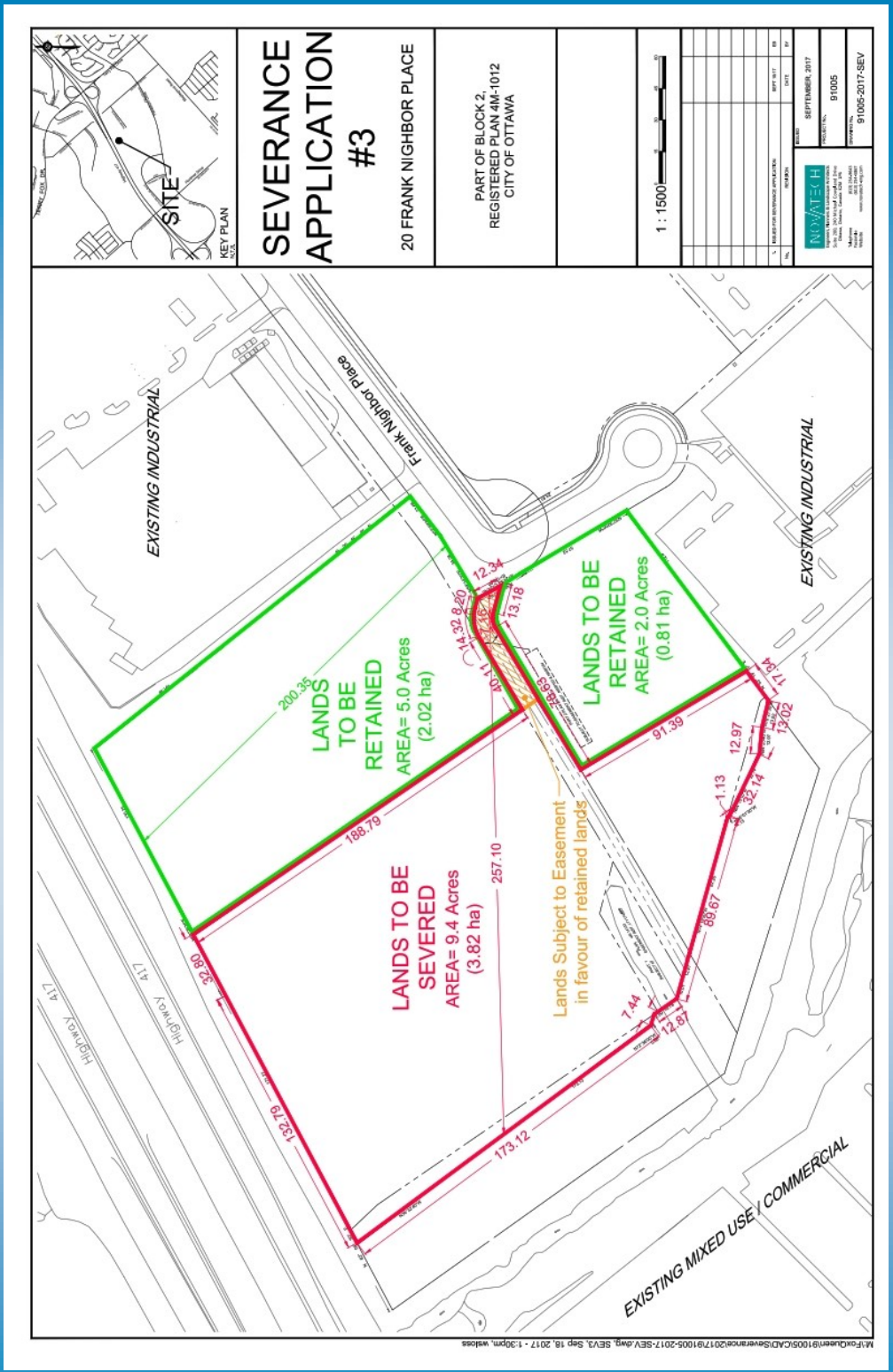
Site Plan



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