

DEVELOPMENT OPPORTUNITY
77,177 square feet

ROYAL LEPAGE®
COMMERCIAL™

2044

ROBERTSON ROAD
OTTAWA, ON



INFORMATION MEMORANDUM

INVESTMENT THESIS

This is an opportunity to purchase a development site in the heart of Bells Corners, west of downtown Ottawa. The new Official Plan makes this site an excellent opportunity for commercial or residential development in a growing community.

The new City of Ottawa Official Plan wants:

- to have greater intensification in urban locations, like this property;
- to direct growth to support 15-minute neighbourhoods like Bells Corners;
- to encourage development in neighbourhoods in transition like Bells Corners; and,
- to direct residential intensification towards Hubs and Corridors like this property

Bells Corners has everything:

- close to DND HQ as well as the home to General Dynamics Canadian HQ
- An office submarket of > 2,600,000 square feet;
- 200,000 square feet plus of light industrial space;
- three grocery stores;
- four schools and a college;
- five hotels and motels;
- a public library, a public outdoor pool and an arena

It is already 15-minute neighbourhood. What it needs is more residents. Time to start some placemaking.

PROPERTY OVERVIEW

Bells Corners is a suburban neighbourhood in Ottawa, Ontario, Canada. It is located along Robertson Road west of downtown, within Ottawa's western Greenbelt, in College Ward.

address 2044 Robertson Road, Ottawa

location Bells Corners, west Ottawa

45.323426 -75.829388

[/// wakes.binder.blog](http://wakes.binder.blog)

site area 77,771 square feet

frontage 330 feet

parking 40 surface spaces

zoning [AM](#)

existing 33-room motel

self-serve car wash



offering price \$5,250,000

NEW OFFICIAL PLAN

The new Official Plan of the City of Ottawa identifies that it prefers most growth to occur within the Greenbelt so as to make better use of existing infrastructure. It wants intensification along roads like Robertson Road in Bells Corners.

The new Official Plan for the City of Ottawa identifies Bells Corners as a neighbourhood in transition.

Until recently, the City of Ottawa had a program to encourage redevelopment in neighbourhoods like Bells Corners. That program as well as the City of Ottawa program to encourage redevelopment of properties with contamination was being reviewed in September 2023.



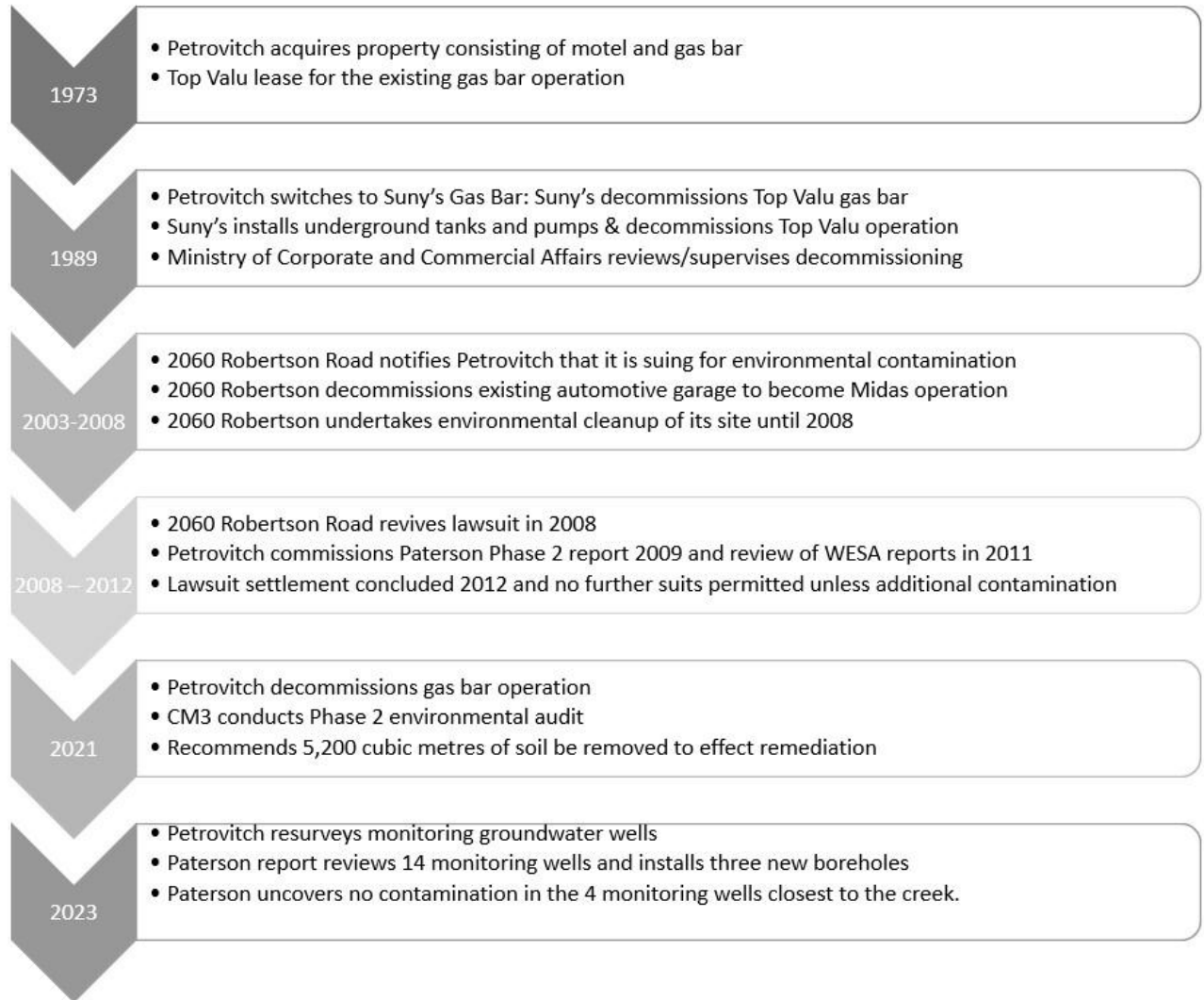
This illustration for potential (re)developments in the Bells Corners neighbourhood is included in the site plan application for the proponent of another development (in white above).

CONTAMINATION

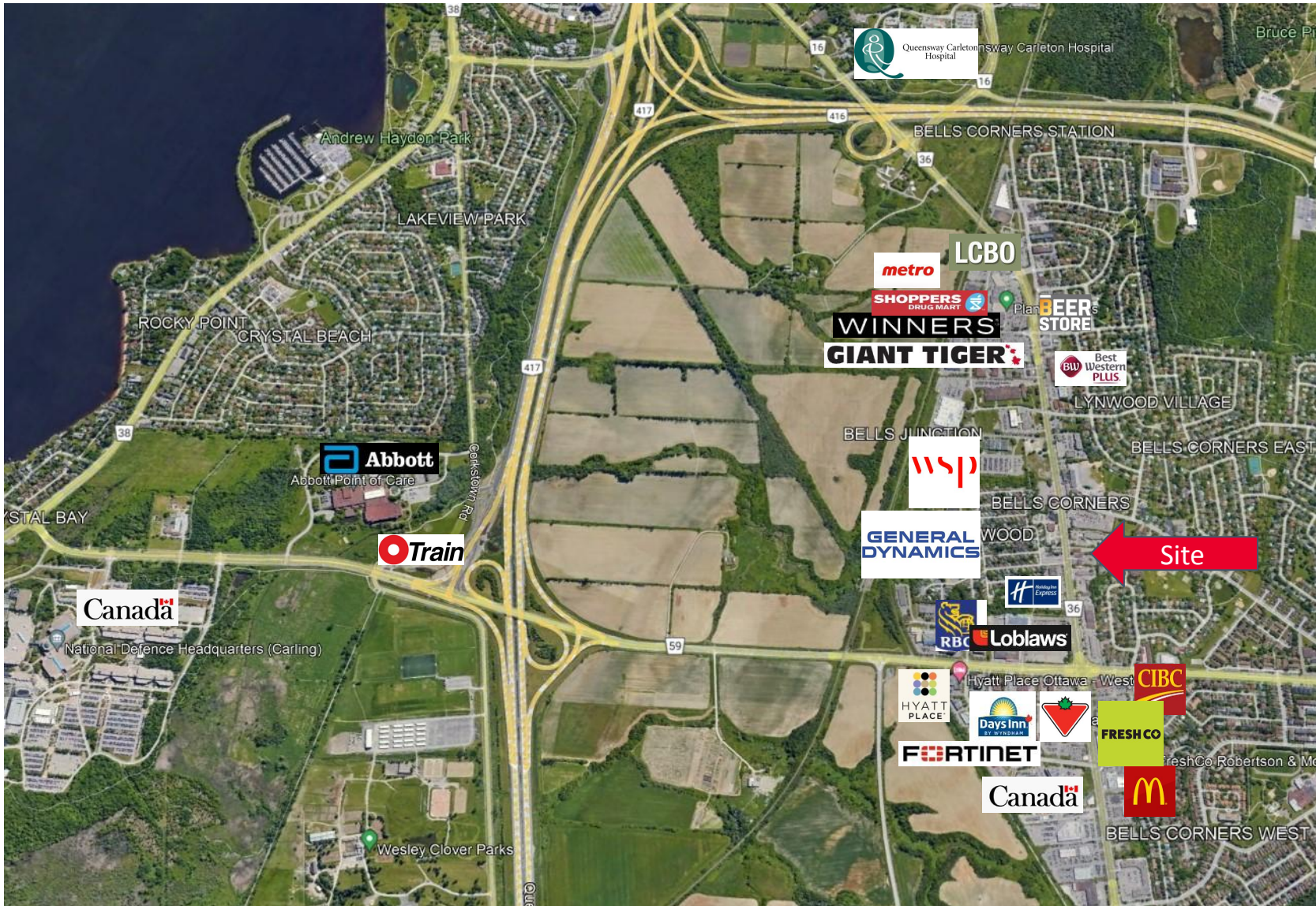
The site had gas bar operations decommissioned in both 1989 and 2021.

There is contamination on the property as determined in the Phase 2 Environmental commissioned in conjunction with decommissioning in 2021.

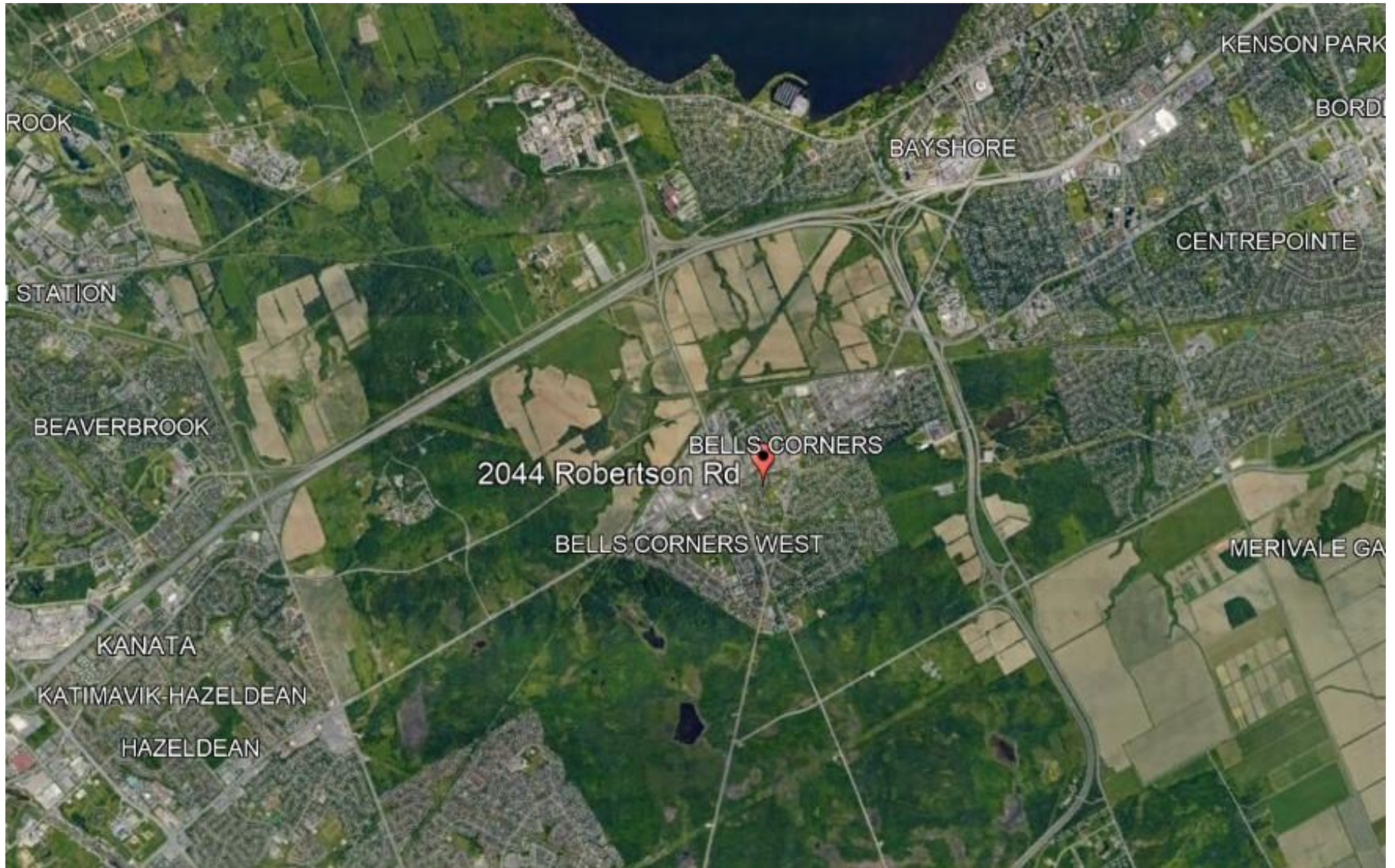
Subsequent ground water testing circa 2022 found no evidence of migration.



NEIGHBOURHOOD



LOCATION



OFFERING PROCESS

DATA ROOM MATERIAL

A data room has been set up for this transaction. Prospective Purchasers are strongly encouraged to access the data room. Information contained in the data room will include items such as Environmental Condition Summary and Zoning Information. Royal LePage has made data room material available online; access is restricted to those who have executed a Confidentiality Agreement (“CA”).

REVIEW OF OFFERS

Offers to purchase will be evaluated based upon, but not limited to, the structure proposed by the prospective Purchaser, the net proceeds to the Vendor, the prospective Purchaser’s ability to complete the transaction, the time lines and proposed closing conditions. The Vendor is not obligated to accept any offer and reserves the right to reject any or all offers received.

SALE CONDITIONS

The Property and any fixtures, chattels and equipment included with the Property are to be purchased on an “as is, where is” basis. There is no warranty, expressed or implied, as to the title, description, condition, cost, size, quantity or quality thereof.

EXCLUSIVE AGENTS

All inquiries regarding the Property or any information contained in this CIM should be directed to Royal LePage Team Realty, Brokerage 613-729-9090 as the Exclusive Listing Brokerage for the Vendor and the listing team of Alan Seymour, Broker and John Seymour, Sales Representative as Designated Representatives for the Seller.

DISCLAIMER

Royal LePage Team Realty, Brokerage, ("Broker") has been retained as exclusive advisor to the Owner regarding 2044 Robertson Road, Ottawa, ON ("The Property"). The enclosed information has been prepared by Broker for use by a highly selected number of parties and does not purport to be all-inclusive or to contain all of the information, which prospective investors may need, or desire. All projections have been developed by Broker and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Broker and Owner, and therefore are subject to variation. No representation is made by Broker or the Owner, as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as a promise or representation as to the future performance of the Property.

Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Broker, the Owner and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omissions from the enclosed information or any other written or oral communication transmitted or made available to the recipient. The enclosed information does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the enclosed information. Analysis and verification of the information contained in the enclosed information is solely the responsibility of the prospective investor.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors. Contact with any of the Property's employees and tenants without prior approval of the Owner, is strictly prohibited.

The Owner and Broker expressly reserve the right, in their sole discretion, to reject any and all expressions of interest or proposals to invest in the Property and/or terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the enclosed information or making a proposal to invest in the Property unless and until a written agreement for the investment in the Property has been fully executed, delivered, and approved by the Owner and its legal counsel, and any conditions to the Owner's obligations thereunder have been satisfied or waived. Broker is not authorized to make any representations or agreements on behalf of the Owner.

The enclosed information and its contents, except such information, which is a matter of public record or is provided in sources available to the public, (such contents as so limited herein called the "Contents") are of a confidential nature. By accepting the enclosed information, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the enclosed information or any of its contents to any other entity (except to outside advisors retained by you, if necessary, for the completion of your Due Diligence) without the prior written authorization of the Owner or Broker, (iv) not to use the enclosed information or any of the contents in any fashion or manner detrimental to the interest of the Owner or Broker (v) not to have any contact with any of the tenants and/or employees of the Property without prior approval of the Owner, and (vi) to return the enclosed information and other materials furnished to you to Broker immediately upon request of Broker or Owner.



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