



PARISIEN STREET

FOR SALE

1101 PARISIEN STREET, OTTAWA

2.89 ACRES | INDUSTRIAL REDEVELOPMENT LAND WITH FREESTANDING BUILDING

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

THE OFFERING

Lee Toronto is excited to present a prime 2.89-acre light industrial opportunity located at 1101 Parisien Street in Gloucester, Ontario. Positioned with ± 195 feet of frontage along Parisien Street, the site offers extraordinary visibility along Hwy 417 and convenient access to Ottawa's key arterial routes.

The property includes a $\pm 11,800$ SF freestanding industrial building comprised of $\pm 5,000$ SF office and $\pm 6,800$ SF industrial space, with a clear height of 12 feet.

Zoned IL2 - Light Industrial and fully serviced, the property features a flat yard that is partially paved and graveled, with secure perimeter fencing and a manual gate. This versatile site is well-suited for redevelopment or expansion for a wide range of industrial users requiring outdoor storage, parking, and efficient loading capability.

PROPERTY DETAILS

PIN	04263-0113
TOTAL LOT SIZE	2.89 Gross Acres
EXISTING	$\pm 11,800$ Sq. Ft.
ZONING	IL2 - Light Industrial
SERVICING	Full Services
FRONTAGE	$\pm 195'$ along Parisien Street
TOPOGRAPHY & PARKING	Flat Yard, Partially Paved & Graveled
FENCING	Fully Fenced - Manual Gate
ASKING PRICE	\$4,890,000



PROPERTY IMAGES



AERIAL FACING NORTH



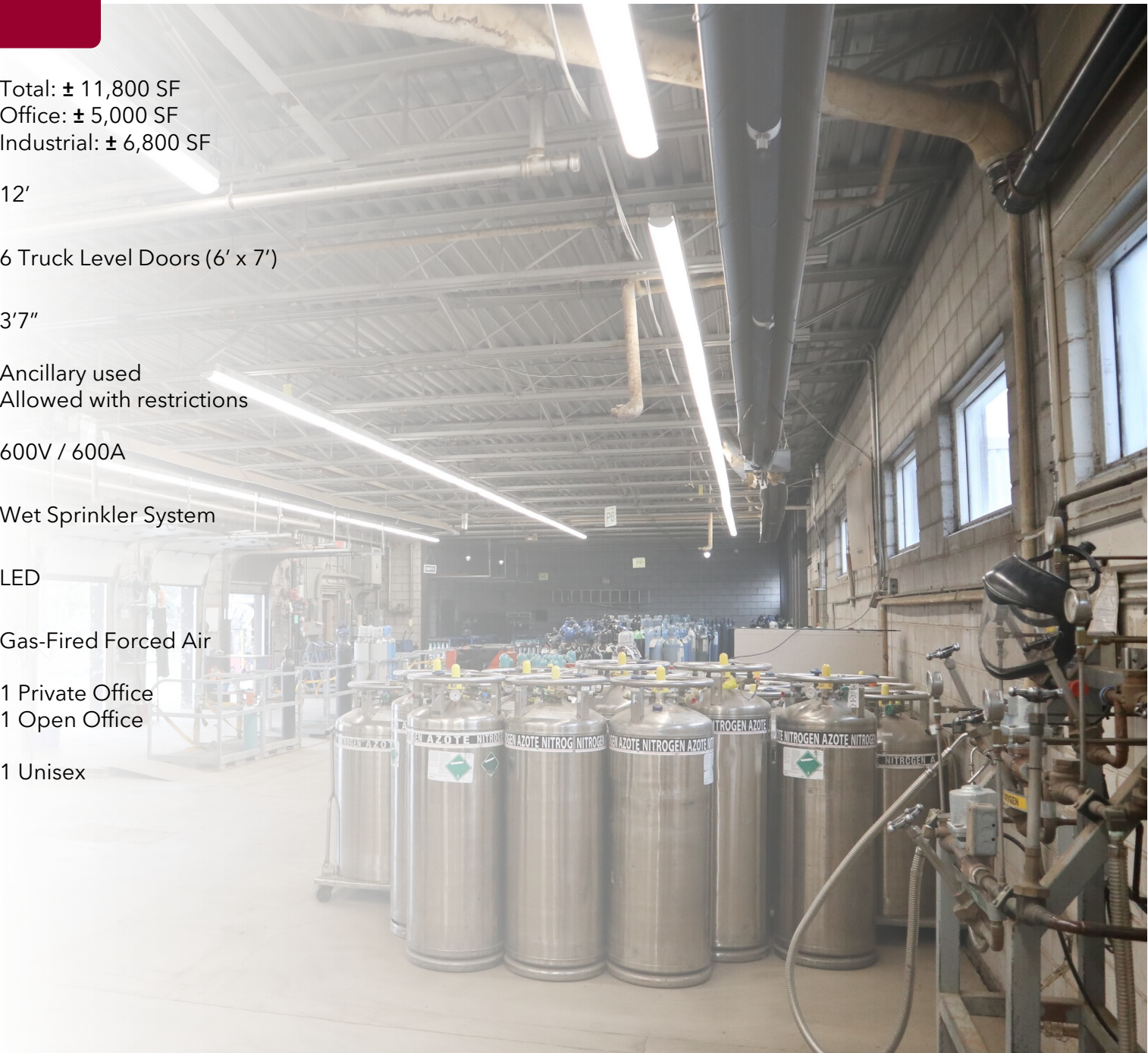
AERIAL FACING NORTHWEST



AERIAL FACING NORTH

BUILDING DETAILS

UNIT SIZE	Total: ± 11,800 SF Office: ± 5,000 SF Industrial: ± 6,800 SF
CLEAR HEIGHT	12'
SHIPPING DOORS	6 Truck Level Doors (6' x 7')
TRUCK LOADING CANOPY	3'7"
OUTSIDE STORAGE	Ancillary used Allowed with restrictions
POWER	600V / 600A
SPRINKLER TYPE	Wet Sprinkler System
LIGHTING	LED
WAREHOUSE HVAC	Gas-Fired Forced Air
WAREHOUSE OFFICE	1 Private Office 1 Open Office
WAREHOUSE WASHROOM	1 Unisex



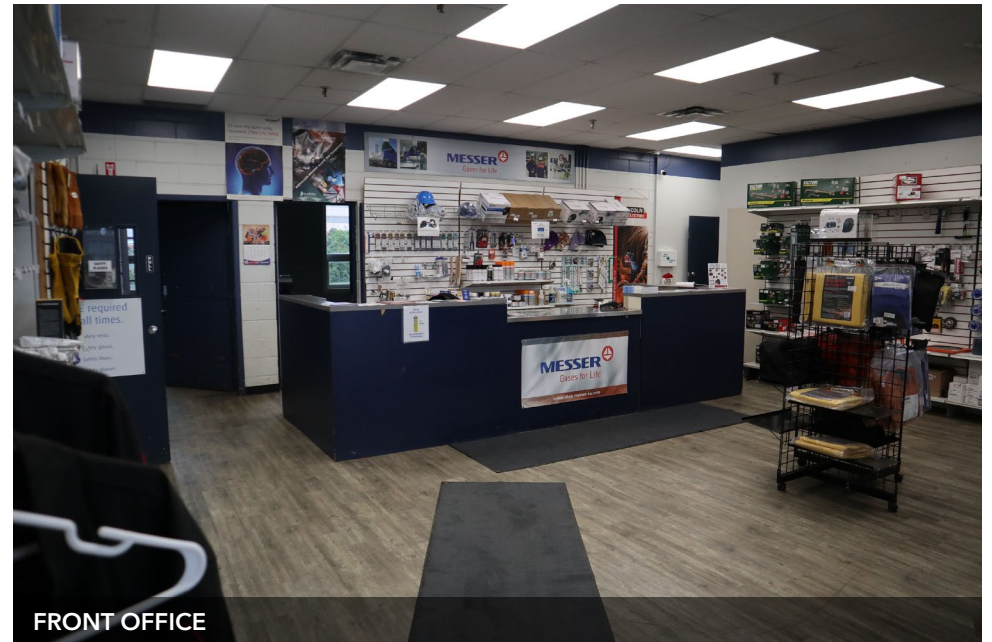
BUILDING IMAGES



WAREHOUSE



BOARDROOM



FRONT OFFICE

OFFICE AREA

The building features a newly refurbished office area spanning ±5,000 SF. The space features a large retail and reception area, combined with 3 private offices and access to both the warehouse storage and office areas, as well as the private office area.

The private office area comprises 4 additional private offices, a large boardroom, a kitchenette, 2 washrooms, and an open area for employee lockers.

The central location of the reception area makes for efficient accessibility between all building operations.

OFFICE DETAILS

UNIT SIZE	5,000 SF
BOARDROOMS & KITCHENETTES	1 Boardroom 1 Kitchenette
PRIVATE OFFICES	7 Offices
WASHROOMS	1 Male Washroom 1 Female Washroom
LIGHTING	LED
HVAC	Heat & Air Conditioning
INTERNET	High Speed





ZONING

The subject site are currently zoned **IL2 - Light Industrial Subzone 2** under the City of Ottawa Zoning By-law. The IL zones are intended to permit a wide range of low-impact light industrial uses, along with office and complementary service uses, in a campus-style setting consistent with the City's Official Plan employment designations.

Under the IL2 subzone, the permitted uses include, but not limited to:

- Automobile Dealership
- Heavy Equipment And Vehicles Sales
- Light Industrial Uses
- Medical Facility
- Municipal Service Centre
- Office
- Parking Garage
- Printing Plant
- Truck Transport Terminal
- Warehouse
- Recreational and Athletic Facility

For more information on the City of Ottawa's IL Zoning by-laws: [Click Here](#)

City of Ottawa is set to update the zoning by-laws in year 2026. Proposed zoning would be identified as Neighbourhood Mixed-Use Zone 4 (NMU), which can be found [here](#)



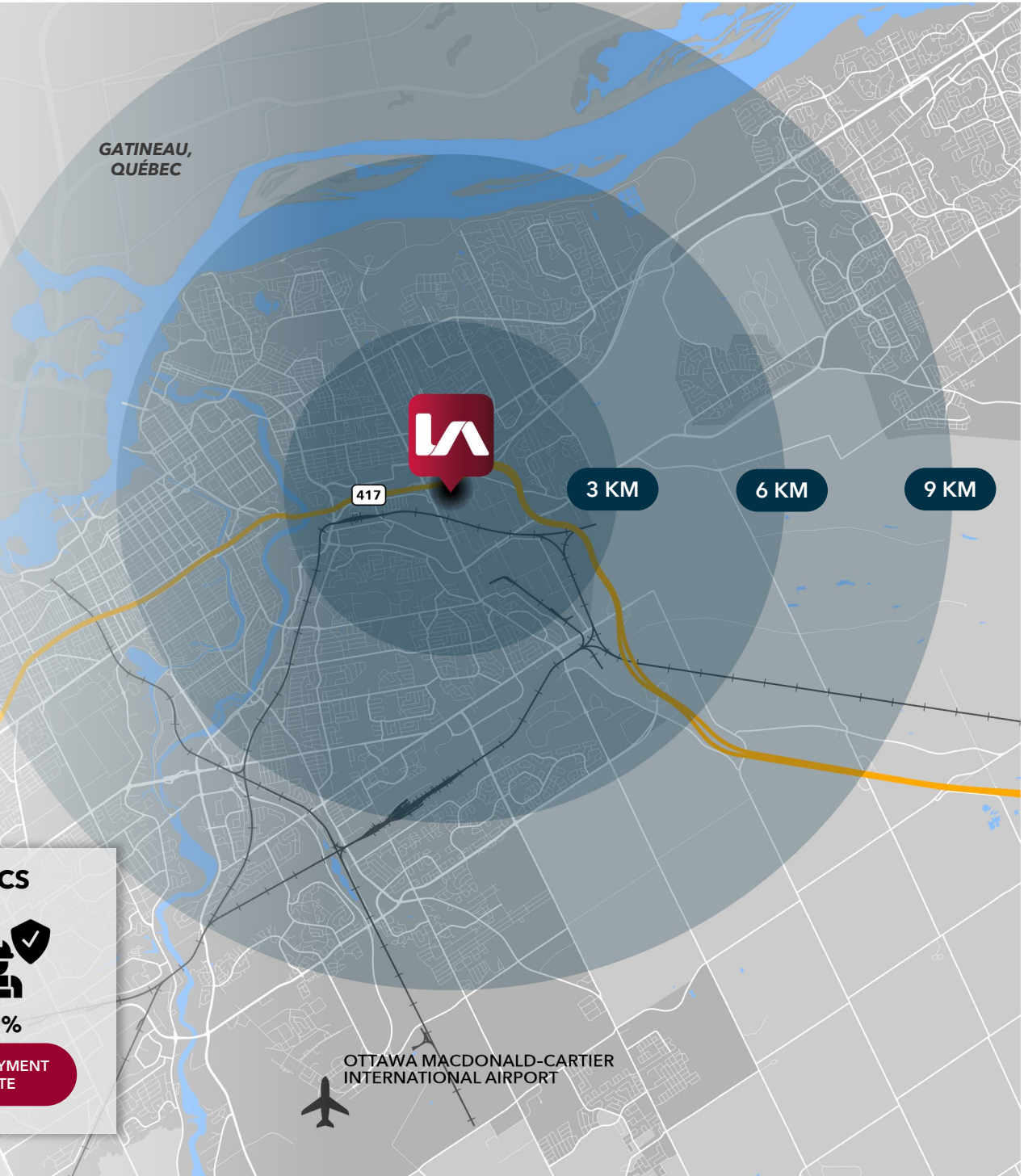
LOCATION OVERVIEW

Located in Eastern Ontario, Ottawa serves as the nation's capital and a dynamic hub for government, business, and innovation. With strong connectivity across major highways and access to both national and international markets, the city offers scalability, logistical strength, and long-term growth opportunities.

Home to a population of 1,017,449, Ottawa benefits from a labour force of nearly 550,000 people and an employment rate of 59%. This diverse and skilled workforce supports a wide range of industries, from federal government and public administration to technology, life sciences, logistics, and advanced manufacturing.

As one of Canada's fastest-growing metropolitan areas, Ottawa combines institutional stability with innovation-driven growth. The city's strategic location, robust infrastructure, and major corporate presence make it an attractive destination for employers, investors, and developers seeking sustained value and connectivity.

CITY OF OTTAWA DEMOGRAPHICS

**1,017,449**TOTAL
POPULATION**549,990**LABOUR
FORCE**59%**EMPLOYMENT
RATE



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