

# FOR SALE

3803 LOGGERS WAY  
KINBURN, ON

**Building: 2,709 SF**

**Area: 17,405 SF**

 **CUSHMAN &  
WAKEFIELD**  
Ottawa



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**\$399,000.00**

## DETAILS

Building:	2,709 SF
Site Area:	17,405 SF
Sale Price:	\$399,000.00
2021 Taxes:	\$7,760.19

## LOCATION HIGHLIGHTS

Kinburn - West Carleton-March Ward, Ottawa, ON is located 40 minutes from Downtown Ottawa via Highway 417.

### West Carleton-March

Population: 26,540

Households: 9,540

source- <https://ottawa.ca/en/living-ottawa/statistics-and-demographics/current-population-and-household-estimates#sub-area-year-end-2021>







## Zoning: VM – Village Mixed Use

### Permitted Uses

The following uses are permitted subject to:

1. the provisions of subsection 229(2) to (5);
2. outdoor storage is permitted subject to:
  - the principal building occupying 65% of the street frontage for a minimum depth of 3 m;
  - not being located in a required yard; and
  - being completely enclosed and screened from a public street, and from residential or institutional zones.

3. retail store, retail food store and restaurant being located on the ground floor, and where located on the ground floor, they may also locate above the ground floor;
4. all uses located on the ground floor having direct access to the street;
5. a maximum of 10 residents is permitted in a group home.

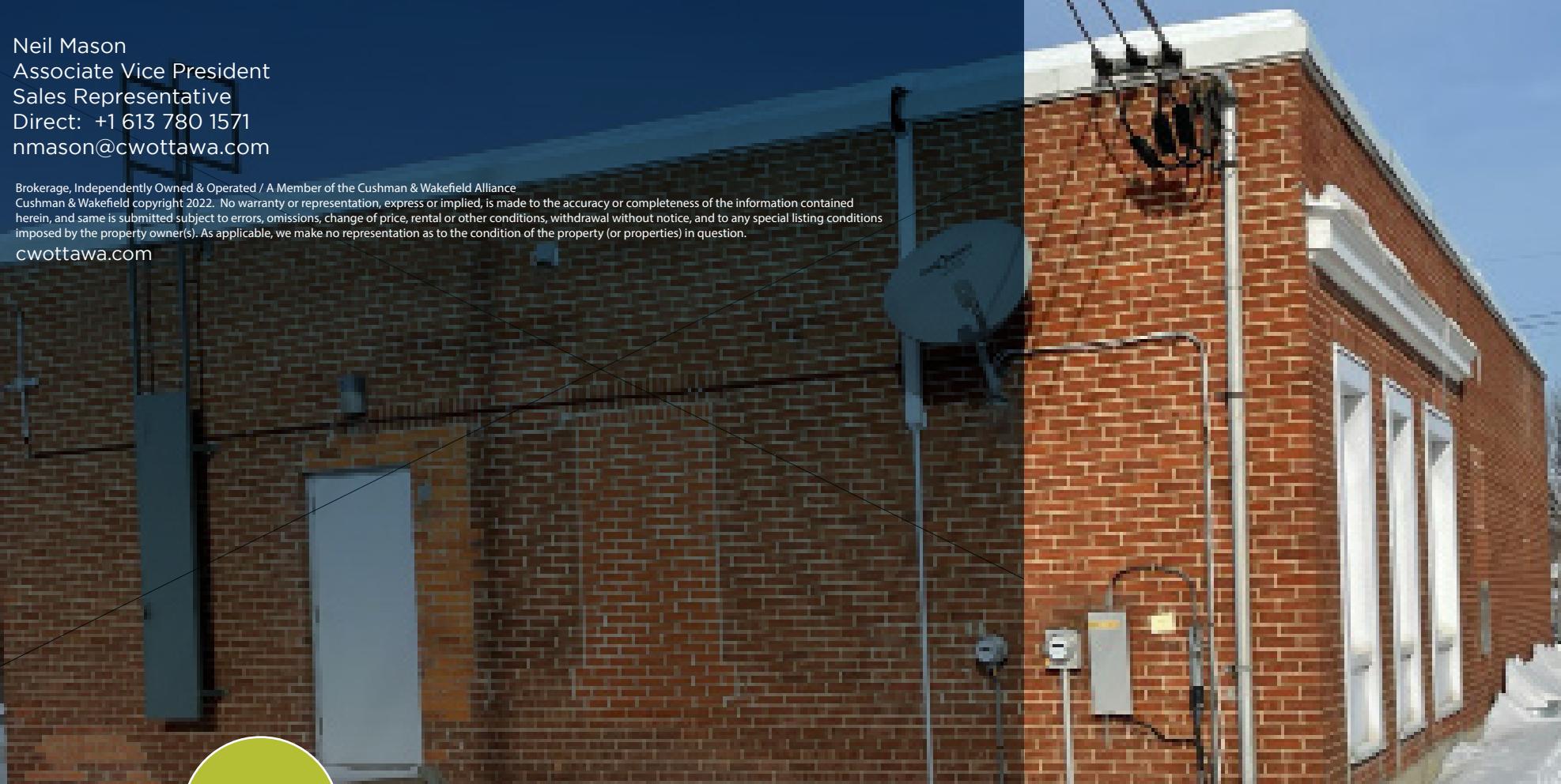
residential care facility is only permitted in the VM – Village Mixed-Use zone in the villages of Greely, North Gower, Carp, Constance Bay, Richmond and Manotick; (By-law 2013-58)

no single commercial use can occupy by more than 2500 m<sup>2</sup> of gross leasable floor area on any lot in a VM zone in a village shown on Schedule 9. (By-law 2013-58) (By-law 2014-189)

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