

# FOR SALE

5459 CANOTEK ROAD

Ottawa, ON K1J 9M3



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### OFFERING SUMMARY

Sale Price:	\$4,300,000
Price/SF:	\$149.31
Year Built:	1988
Building Size:	28,800 SF
Property Taxes:	\$90,254.00
Zoning:	Light Industrial (IL)
Sub-market:	Ottawa East

### PROPERTY OVERVIEW

This very attractive and modern 28,800 square foot industrial building offers six (6) units, each approximately 4,800 square feet in size. Ground floor office space is approx. 7,200 SF and 2nd floor office space is approx. 7,200 SF. Building features six (6) rear grade loading doors, 3 PHASE/200 AMP/600 VOLT electrical power, and 21'+ ceiling height in warehouse space. Plenty of on-site parking and great accessibility to HWY 417.

### LOCATION OVERVIEW

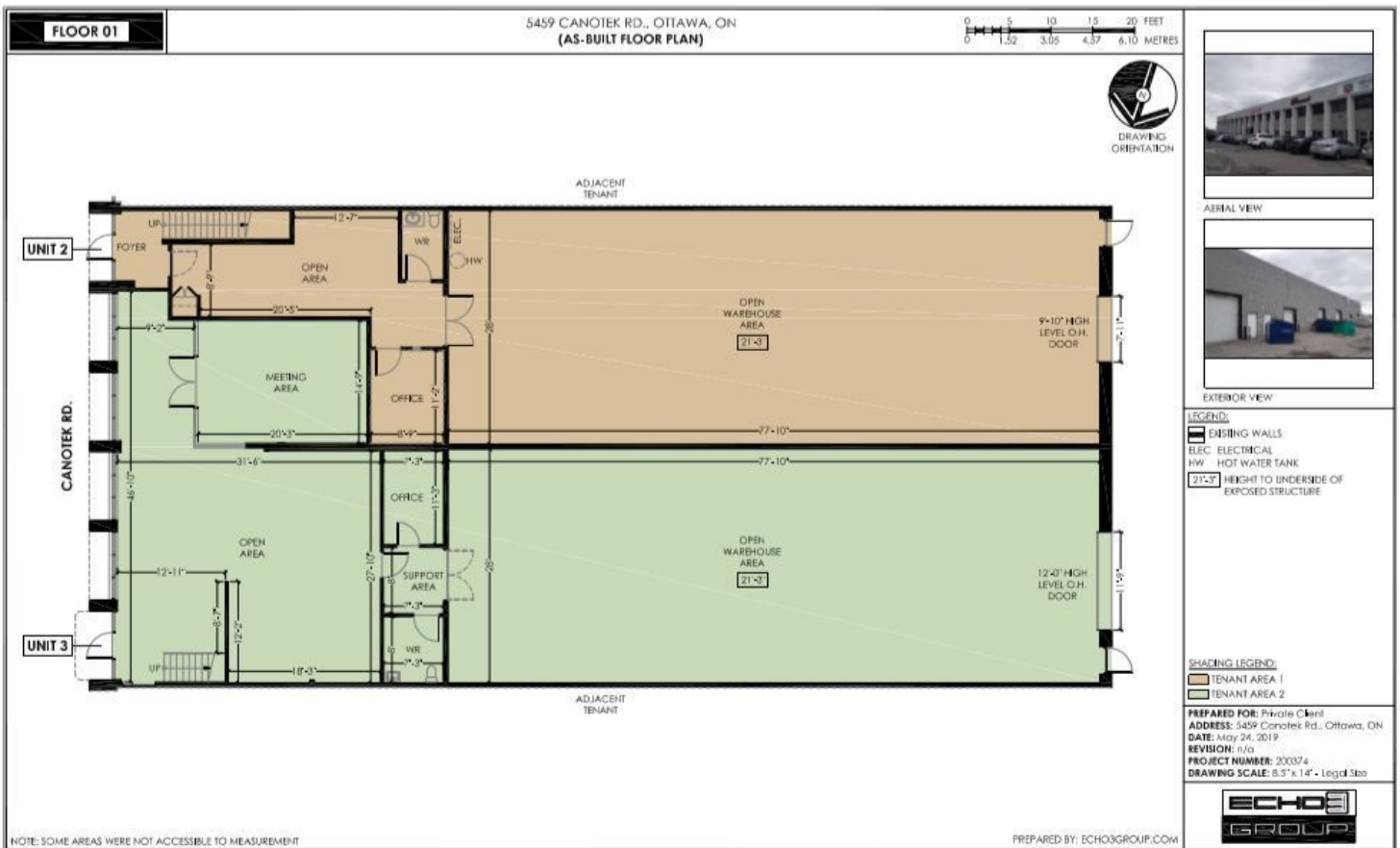
Canotek Road is located within the Canotek Industrial Park, situated at the East end of the city near Shefford Road. The park occupiers are predominantly Office & Industrial companies that fall within the light industrial Zone.

### PROPERTY HIGHLIGHTS

- 6 units, each approx. 4,800 SF in size
- 50/50 office and warehouse
- Features include 6 rear grade loading doors, 3 PHASE/200 AMP/600 VOLT electrical power, 21'+ ceiling height
- Plenty of on-site parking
- Easy access to HWY 417 on and off ramp

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Floor Plans - Unit 2 & 3 Ground Floor



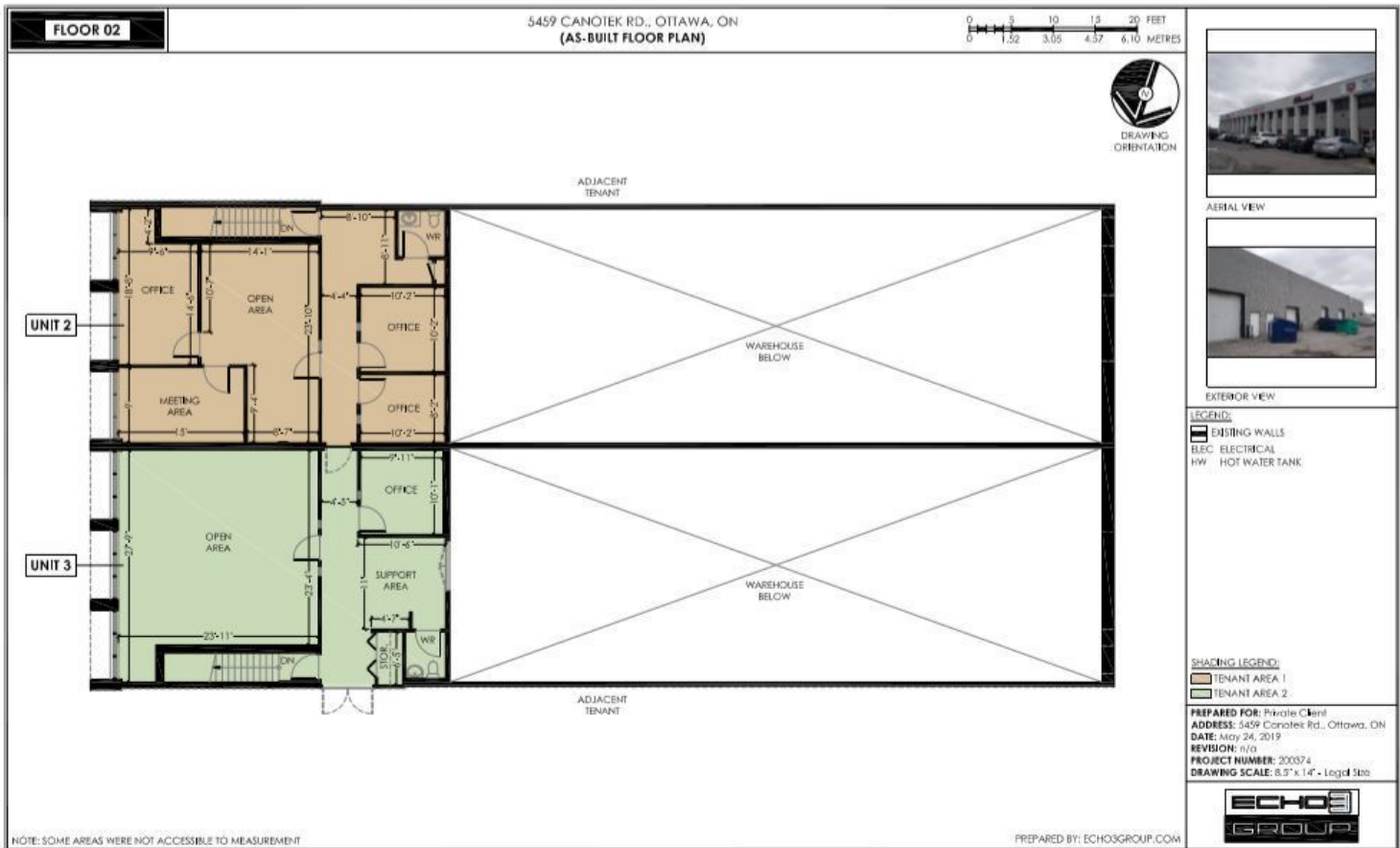
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Floor Plans - Unit 2 & 3 Second Floor



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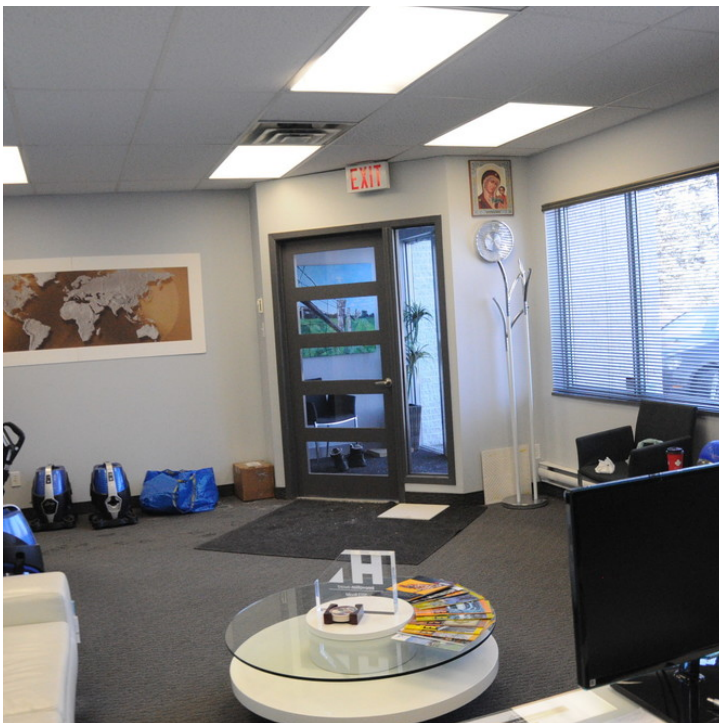
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Additional Photos



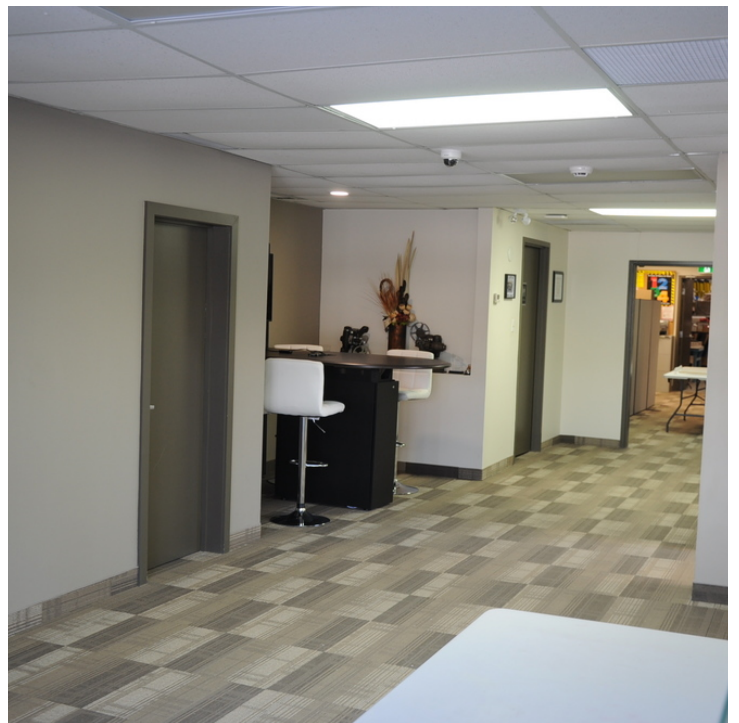
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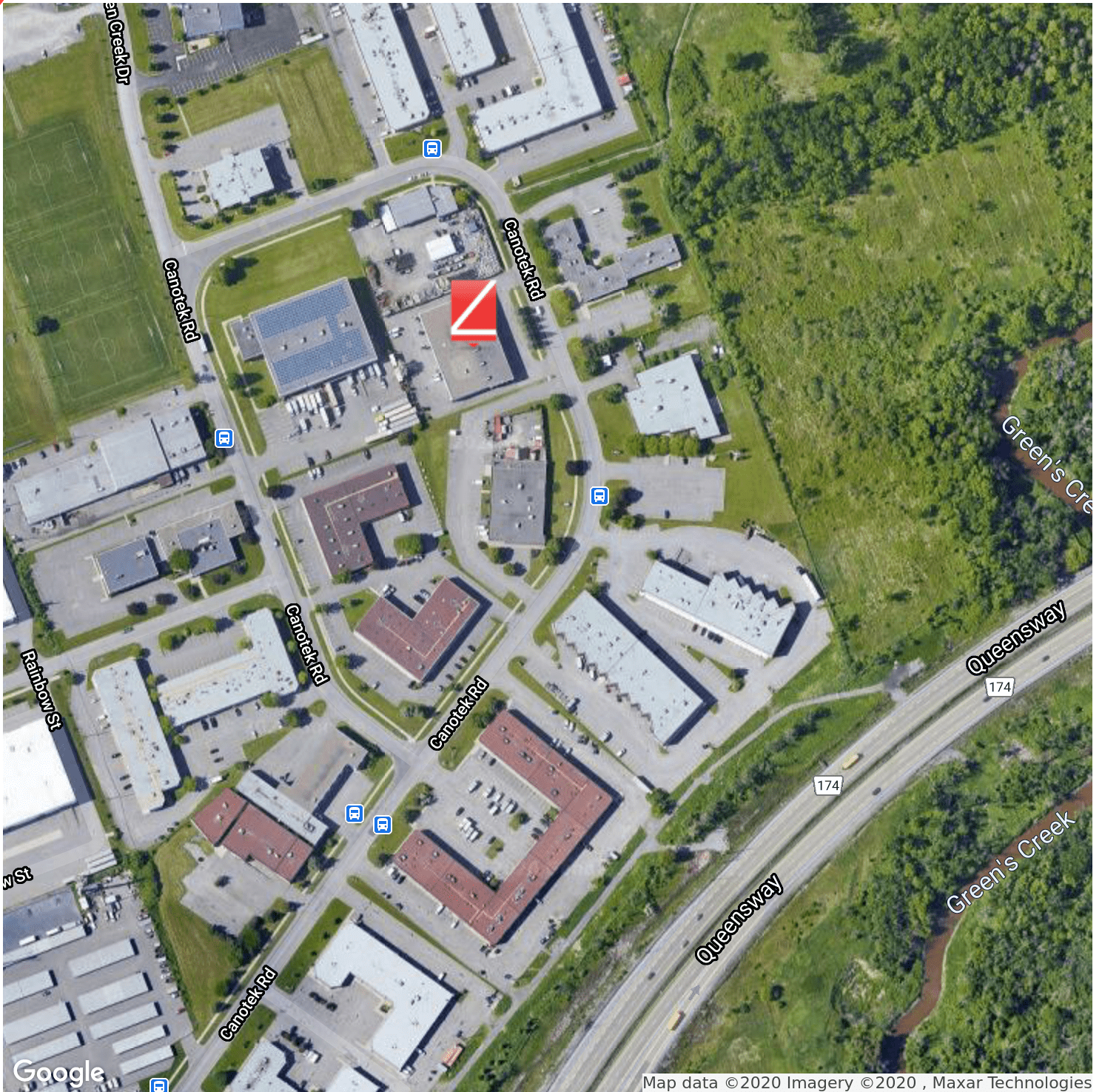
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Map



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