



1003 Beaverbrook Road

6,804 SF office building available for sale in Ottawa.

Ian Shackell*, Partner

613.963.2633
ishackell@lennard.com

*Sales Representative

Matt Shackell*, Vice President

613.963.2636
mshackell@lennard.com

420-333 Preston Street, Ottawa
613.963.2640

lennard.com

1003 Beaverbrook Road

Located in Kanata west of Teron Road.



Size:

6,804 SF

Lot Size

0.49 acres



Zoning

LC7[229]



Parking

20 parking stalls



List Price

\$1,250,000

Property Taxes

\$24,587.33 (2023)



Availability

Seller to provide 3 months notice to tenants to vacate in the event of a sale.



Listing Agents

Ian Shackell*

Partner

D. 613.963.2633

C. 613.761.0177

ishackell@lennard.com

Matt Shackell*

Vice President

D. 613.963.2636

C. 613.612.8812

mshackell@lennard.com

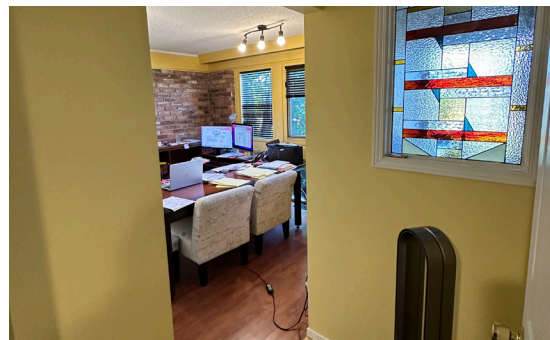
*Sales Representative

Highlights

- Ideal owner/occupier building. All current tenants on month to month leases, 3 months notice to vacate on a sale
- 3,402 SF lower level, 3,402 SF upper level, with common areas for washrooms on lower level
- Three forced air gas fired furnaces and a/c units on lower level
- Zoning will permit a variety of uses including medical, retail, and office
- Roof replaced in 2021
- Located 5-minutes from Kanata Centrum Shopping Centre
- Located 3-minutes from HWY 417

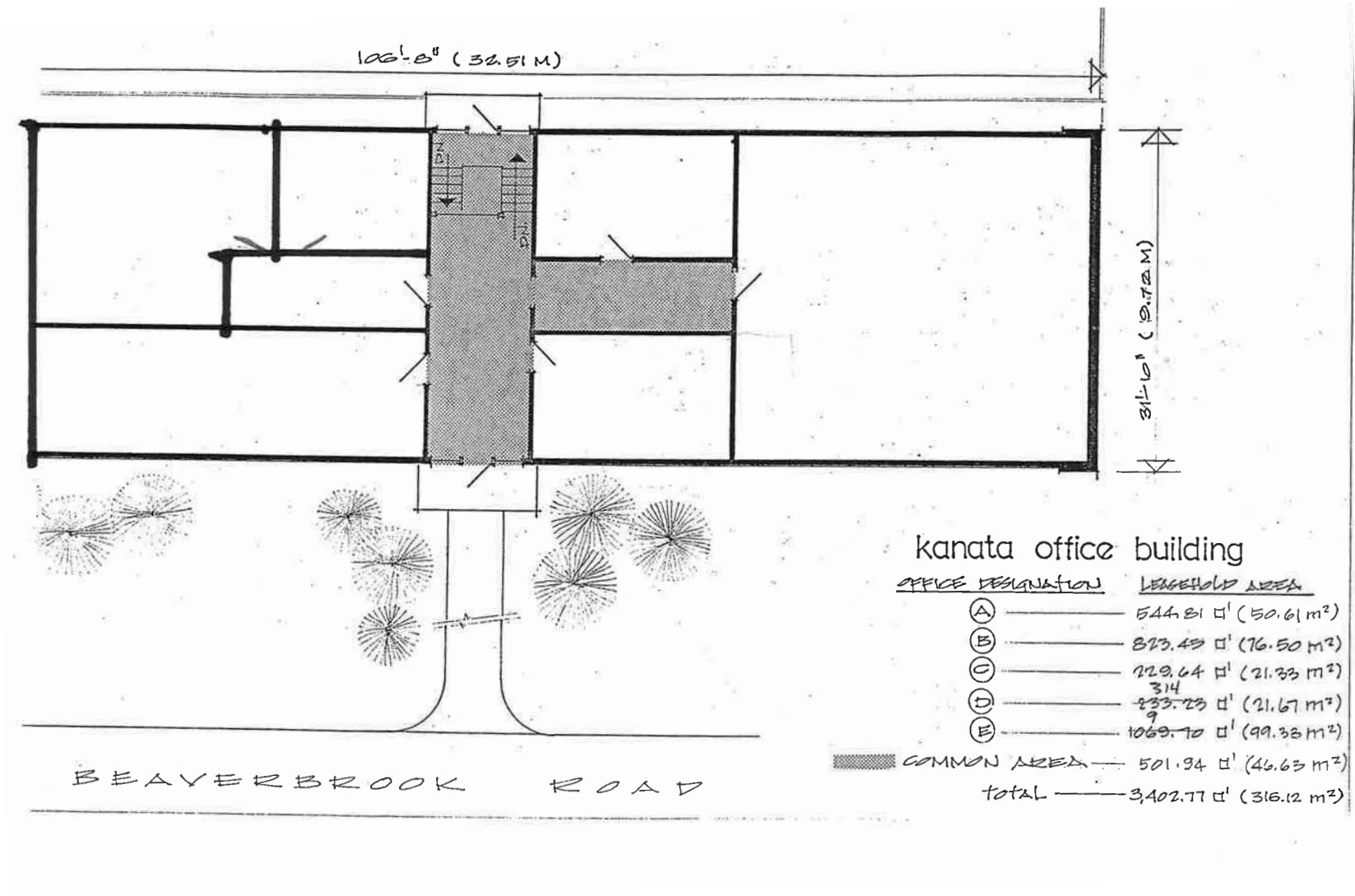
1003 Beaverbrook Road

Photos



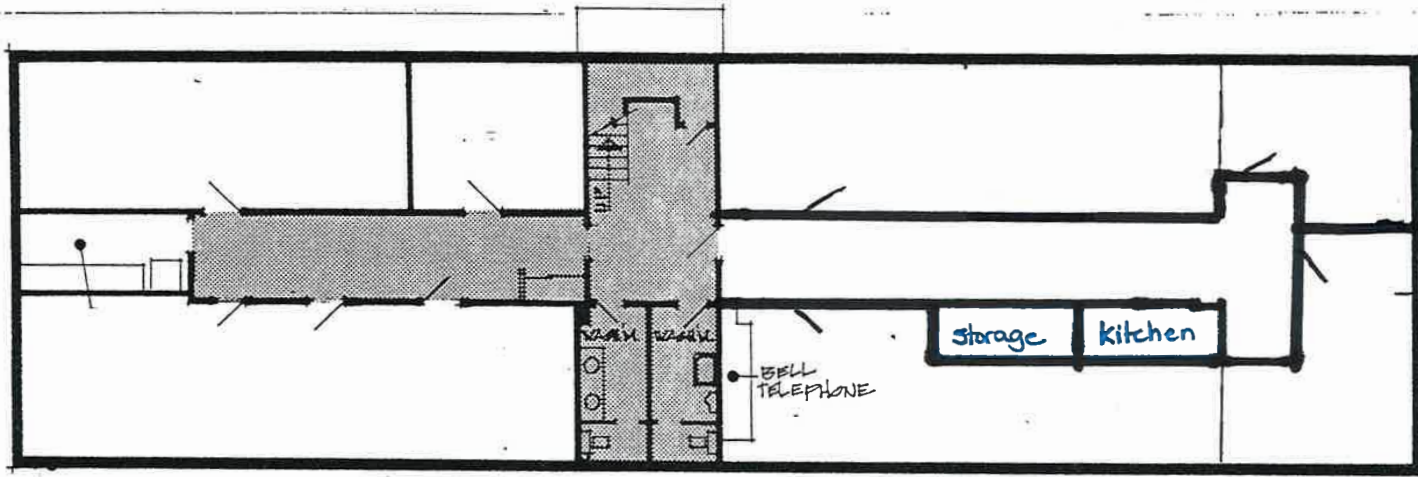
1003 Beaverbrook Road

Floor Plan - Main Level



1003 Beaverbrook Road

Floor Plan - Lower Level



kanata office building

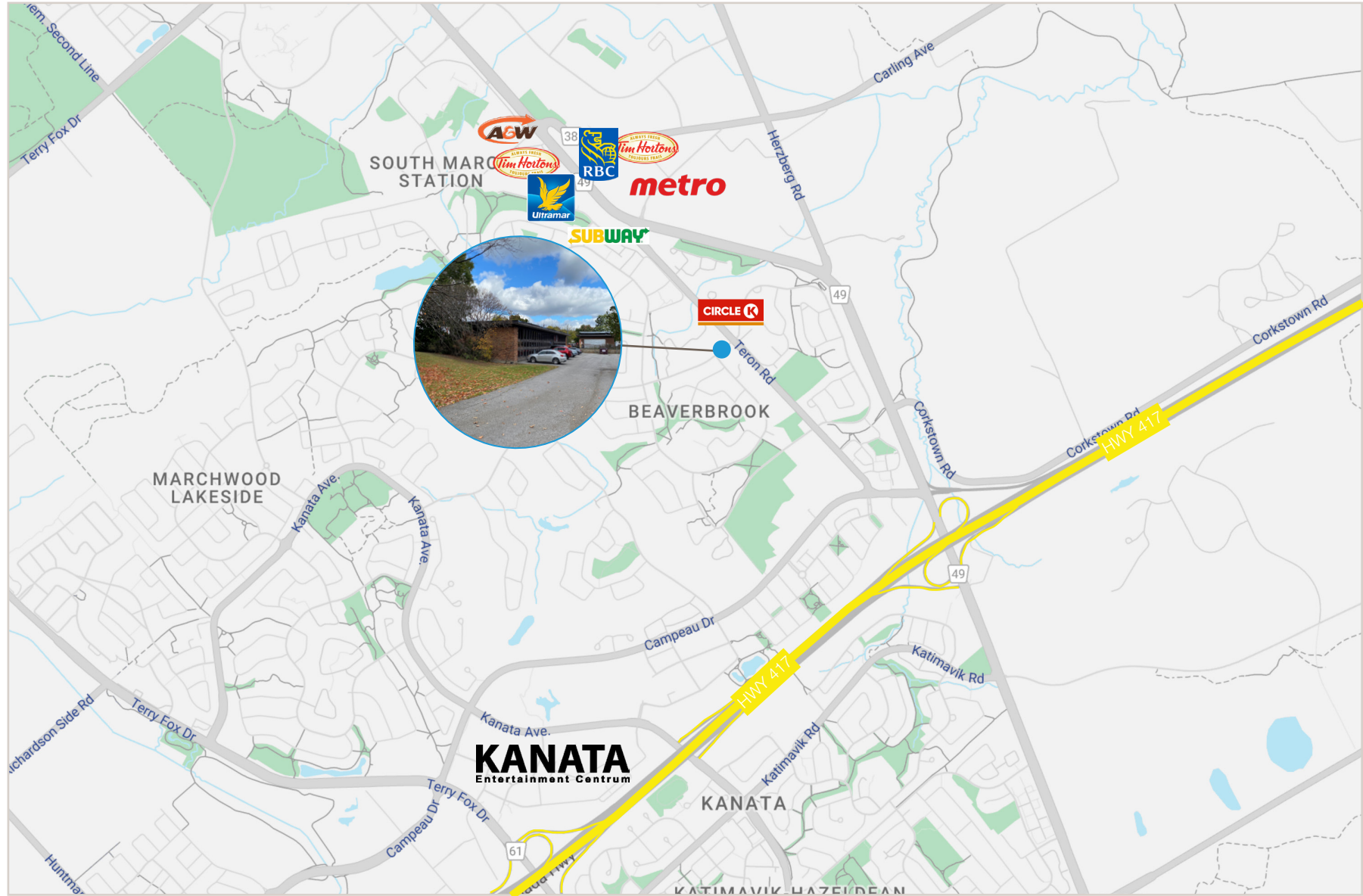
OFFICE DESIGNATION : LEASEHOLD AREA

Frisco Bay (F)	324.34
(G)	146.25
(H)	75.00
(J)	1569.90
(K)	479.64
COMMON AREA	578.55
TOTAL	3,402.77 (316.12 m ²)

1003 Beaverbrook Road



Location Map





Lennard:

420-333 Preston Street, Ottawa
613.963.2640

Ian Shackell*, Partner

613.963.2633
ishackell@lennard.com

Matt Shackell*, Vice President

613.963.2636
mshackell@lennard.com

*Sales Representative

Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage 2024.