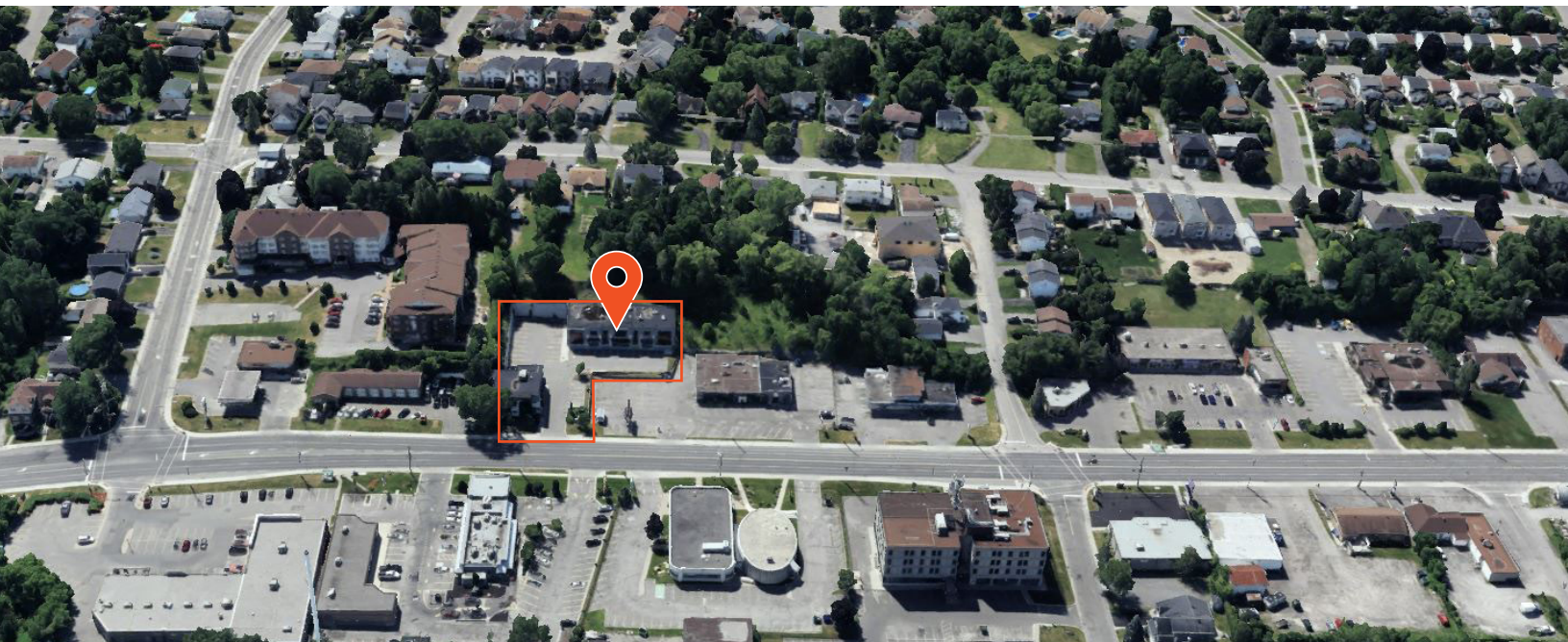




For Sale: Two building office/retail portfolio

2618 - 2628

St Joseph Blvd, Ottawa



Ed Belanger *, Senior Vice President

613.963.2632

ebelanger@lennard.com

Lennard:

420-333 Preston Street, Ottawa

613.963.2640

lennard.com

2618 - 2628 St Joseph Blvd

Two building retail/office developments available for sale in Ottawa, Ontario

The Offering

The Offering: Lennard Commercial Realty is pleased to present 100% leased 2 building office complex for sale. The property is located on St. Joseph Boulevard, in Orleans, the main thoroughfare of this vibrant East Ottawa community. Both buildings are 2 stories high and are fully leased. The buildings total 17,272sf and sit on a 38,116sf parcel of land. The property benefits from high visibility, easy access and being surrounded by many amenities. Please contact the listing agent for access to additional information.



Size
2618 St. Joseph: 12,272 SF
2628 St. Joseph: 5,000 SF



Zoning
AM3
Arterial Mainstreet Zone



Type
Office / Retail



List Price
\$5,800,000



Availability
Immediate



Listing Agents
Ed Belanger*
Senior Vice President
613.963.2632
ebelanger@lennard.com
*Sales Representative

Property Highlights

- Pylon and building signage available
- High visibility on main-arterial road
- Free on-site parking for employees and visitors
- Many nearby amenities including restaurants, shops, and gas stations
- Minutes to Place d’ Orleans Shopping Centre



Free on-site
parking



Located in
Orleans



Abundance
of well-known
amenities



Easy access to
Highway 174



OC Transpo Easily
accessible.

Lennard:

AM3 - Arterial Mainstreet Zone

Permitted Non-Residential Uses

The following non-residential uses are permitted subject to:

- (a) the provisions of subsections 185(3) to (5), and
- (b) amusement park being located within a building;

amusement centre
amusement park
animal care establishment
animal hospital
artist studio
automobile dealership
automobile rental establishment
automobile service station
bank
bank machine
bar
broadcasting studio
car wash
catering establishment
cinema
click and collect facility (By-law 2016-289)
community centre
community health and resource centre
convenience store
day care
diplomatic mission, see Part 3, Section 88
drive-through facility
emergency service
funeral home
gas bar
hotel
instructional facility
library
medical facility
municipal service centre
museum
nightclub
office
place of assembly
place of worship
post office
production studio
recreational and athletic facility

residential care facility (By-law 2011-273)
restaurant
retail food store
retail store
school
service and repair shop
sports arena
storefront industry, see Part 3, Section 99 (By-law 2018-171)
technology industry
theatre
training center
urban agriculture, see Part 3, Section 82 (By-law 2017-148)
park
parking garage
payday loan establishment (By-law 2017-302)
personal brewing facility (By-law 2019-41)
personal service business

Permitted Residential Uses

The following residential uses are permitted:

apartment dwelling, low rise
apartment dwelling, mid rise (By-law 2014-292)
bed and breakfast, see Part 5, Section 121
dwelling unit
group home, see Part 5, Section 126
home-based business, see Part 5, Section 127
home-based day care, see Part 5, Section 129
planned unit development, see Part 5, Section 131
retirement home
retirement home, converted, see Part 5, Section 122
rooming house
stacked dwelling, see Part 5, Section 138 (By-law 2010-307)
townhouse dwelling, see Part 5, Section 138 (By-law 2012-334)(By-law 2010-307) (By-law 2014- 189) (By-law 2018-206)

2618 St Joseph Blvd

Zoning

AM3

Arterial Mainstreet Zone

Land Area

0.30 acres

(100 ft of frontage)

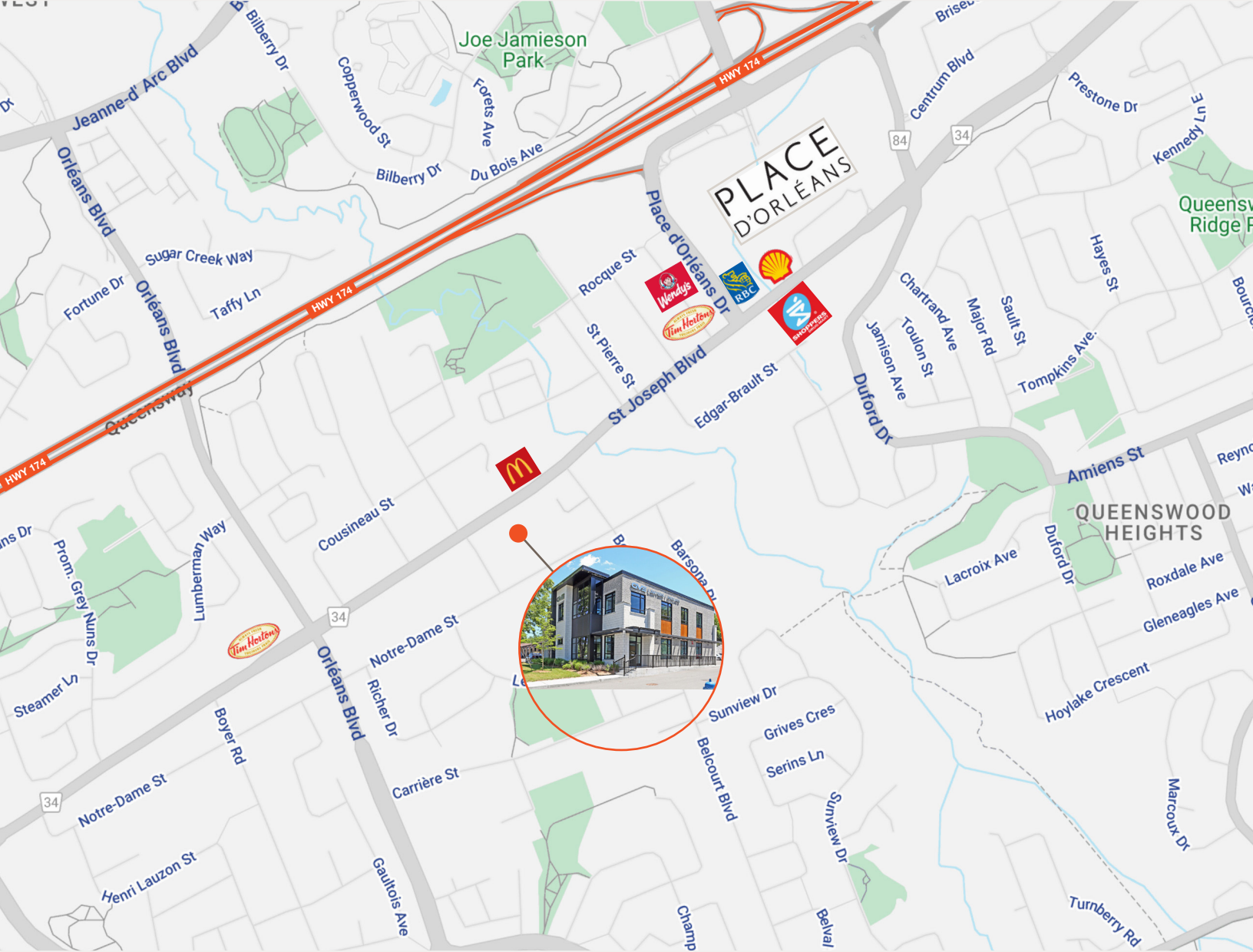




Population (2021):
139,309



Average Household Income:
\$124,877



Ed Belanger *, Senior Vice President
613.963.2632
ebelanger@lennard.com

Lennard: 420-333 Preston Street, Ottawa
613.963.2640

*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.

lennard.com