



For Sale: Office

2784

Laurier Street, Rockland

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2784 Laurier Street

For Sale: 12,000 SF Office Building on 51,000 SF of Land

The Offering

Lennard Commercial Realty is pleased to present this impressive investment opportunity located on the main street in the growing community of Rockland, Ontario (about 30 kms east of downtown Ottawa). This free-standing, ground floor building is occupied by five established, professional businesses all on long term, triple net leases. Building consists of just under 12,000 sq ft of rentable space and sits on over 51,000 sq ft of land with plenty of ground surface parking. Surrounded by established businesses such as Shoppers Drug Mart, Your Independent Grocer, Scotiabank, McDonald's, Tim Hortons, Home Hardware, Rockland Ford, Boston Pizza, Walmart and many more... Adjacent to highway 17.



Rentable Size

11,794 SF



Land Size

51,268 SF



Zoning

CG
General Commercial



List Price

\$2,800,000



Taxes

\$38,001.86



Availability

Flexible

Property Highlights

- 5 unit, multi tenanted building
- Established, long term tenants
- Triple net leases
- One-level building
- Plenty of parking
- Prime location

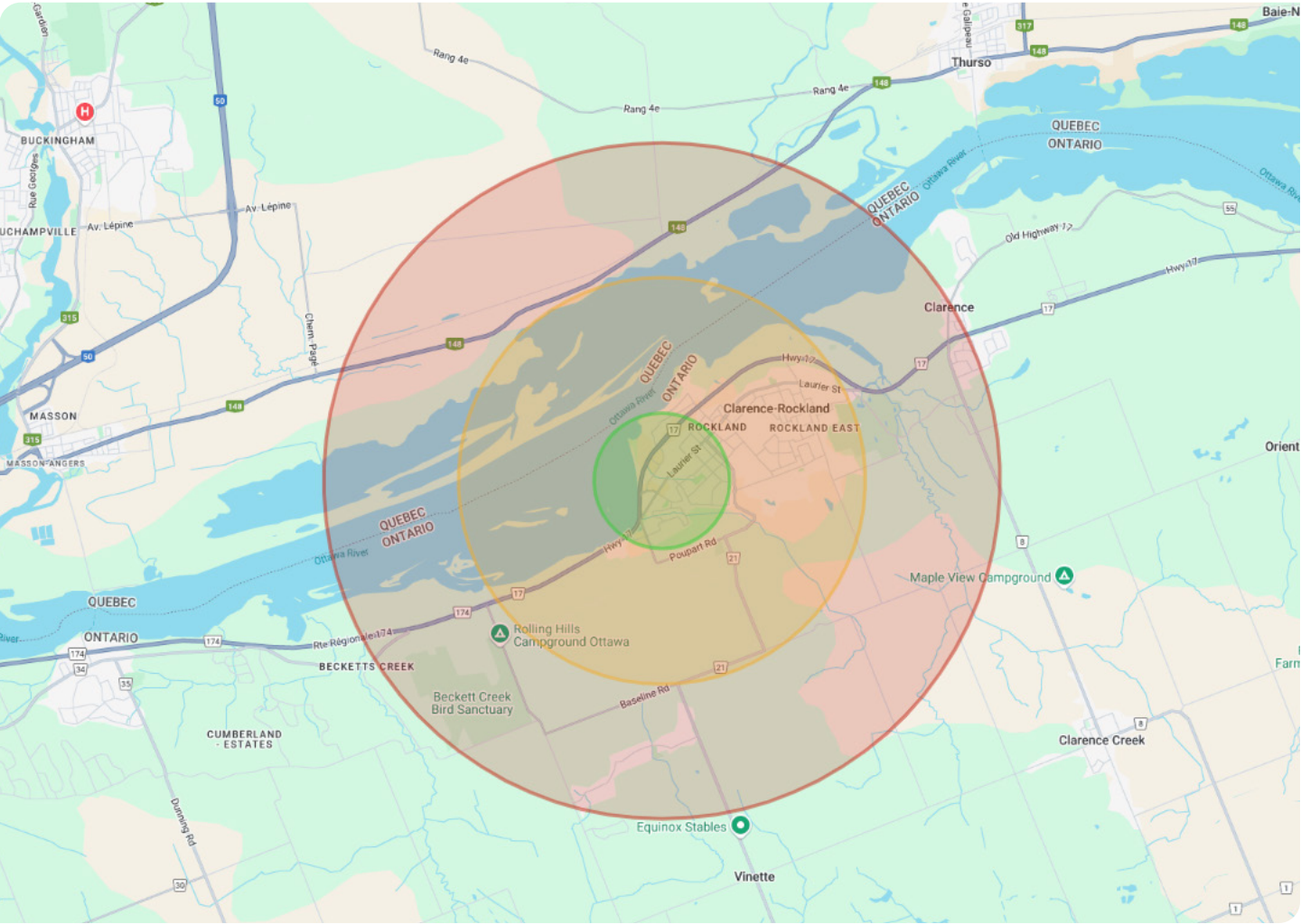



Located in
Rockland
Ontario



Easy access to
Highway 17


Rockland






Total Population

1 KM: 3,537
3 KM: 12,383
5 KM: 16,539



Average Household Income

1 KM: \$96,516
3 KM: \$110,564
5 KM: \$115,418



Average Age

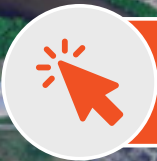
1 KM: 47.7
3 KM: 42.9
5 KM: 42.7

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2784 Laurier Street

Photos





Virtual Tour

Highway 17

Highway 174





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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.

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