



For Sale: Industrial Condos

5360 Canotek Road

Ottawa, Ontario

Highly Functional Industrial Commercial Condominium Space

Lennard:

333 Preston Street, Suite 420 Ottawa, Ontario
613.963.2640

lennard.com

5360 Canotek Road,

Units 17, 18, 19, & 20

Property Details



Available Size
4,615 SF



Power
600-Amp and
225-Amp sub-panel



Asking Price
\$ 1,995,000
Condominium Fees
\$1,528.00 + HST



Zoning
IM
Mixed Industrial Zone



Availability
Immediate



Year Built
2013



Property Highlights



High warehouse ceilings



Open plan warehouse configuration



One Drive-In Loading Door



Located in Ottawa's established Canotek Industrial Park



20 Private Parking Spaces



Prime location off Highway 417



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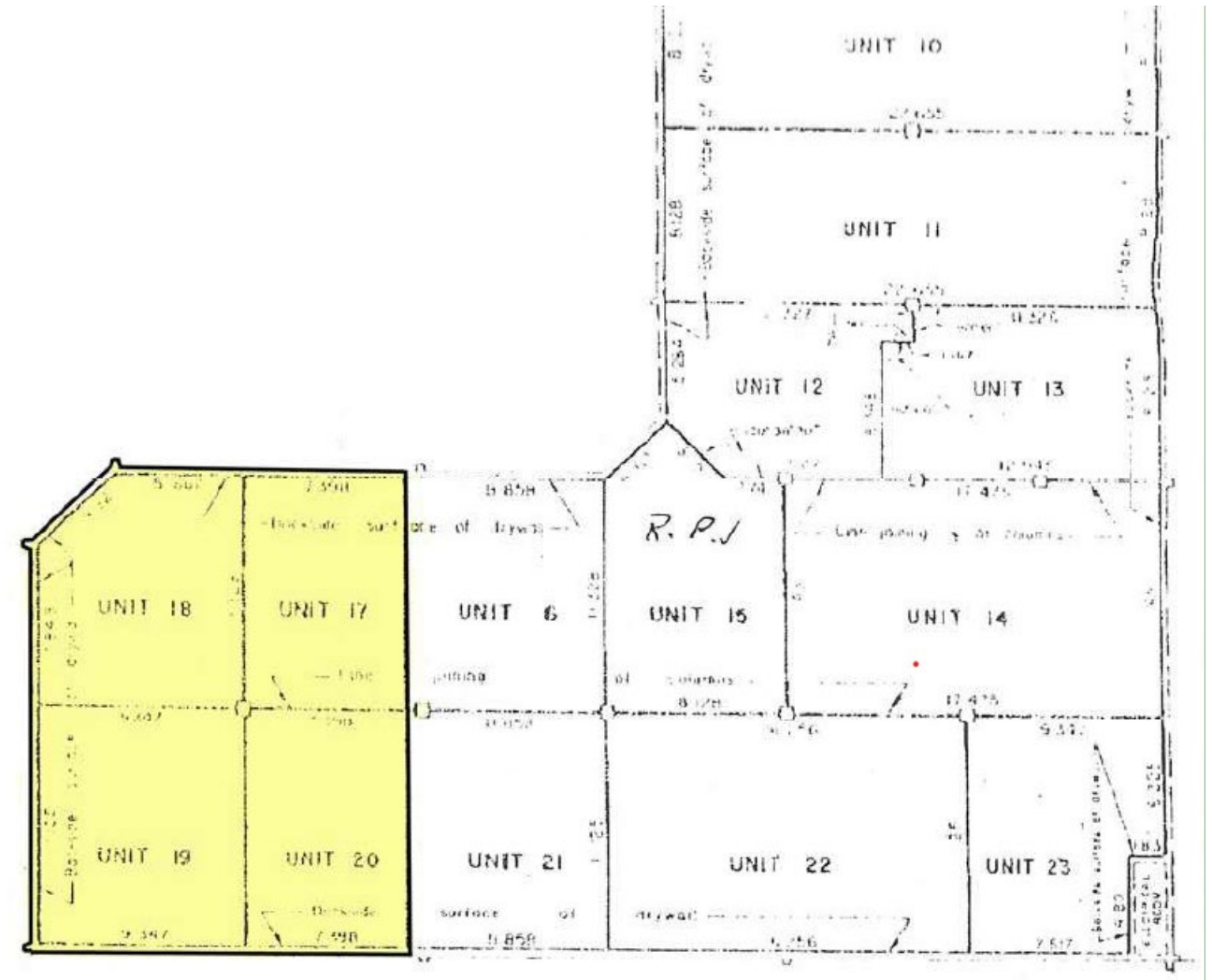


Opportunity

An excellent opportunity to acquire a well-appointed 4,615 SF industrial/commercial condominium in a highly accessible location just off Highway 417, offering highway exposure, immediate vacant possession, significant electrical capacity, dedicated parking, warehouse functionality, and a professional office layout.

Lennard:

Site Plan



Annual Operating Costs

- Condominium Fees: \$1,528.00 + HST
- 2026 Property Taxes: \$17,894.80
- Enbridge – Aug. 1, 2025 to July 31, 2026: \$2,310.70
- Ottawa Hydro – Aug. 1, 2025 to July 31, 2026: \$2,014.85
- Total Annual Utilities: \$4,325.55



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