

FOR SALE OR FOR LEASE: 259-261 Montreal Road, Ottawa, ON

BRENTCOM
REALTY CORPORATION, BROKERAGE
COMMERCIAL SALES • COMMERCIAL LEASING • CONSULTING

DESCRIPTION:

- ✓ Beautifully renovated freestanding Commercial Office Building with Adjacent Parking Lot located on the north side of Montreal Road close to the centre of Vanier, in the east end of Ottawa. Bright, open and flexible workspaces available on each floor with postal facilities, recycling facilities, security system, shared internet. Surrounded by well established businesses with older residential to the north and the east of the building. Many new developments planned for this part of Montreal Road.
- ✓ This well located investment opportunity has good visibility along Montreal Road, with high volume of traffic. Easy access to Vanier Parkway, major transit routes and close to new LRT station. Minutes away from downtown Ottawa.

PROPERTY DESCRIPTION:

- ✓ Total size of both 259 Montreal Rd and 261 Montreal Rd is +/- .556 acres.

ASKING SALE PRICE:

- ✓ \$3,985,000.00 for Building Property and Adjacent Parking Lot Property.
Financial information available upon signing Confidentiality Agreement.

REALTY TAXES: Final 2021

- ✓ \$6,330.63 (259 Montreal Rd) + \$57,422.43 (261 Montreal Rd).

SPACE AVAILABLE FOR LEASE: Virtual tour: <https://www.coworkly.ca/vanier/>

- ✓ Second floor +/- 4,000 s.f. and Third floor +/- 4,000 s.f.

NET RENTAL RATE:

- ✓ \$15.00 per square foot per annum net.

OPERATING COSTS:

- ✓ \$13.00 per square foot (estimate).

ZONING:

- ✓ TM3 - Traditional Mainstreet Zone.



For more information please contact:

BRENT TAYLOR, Broker of Record / President
BRENTCOM REALTY CORPORATION, BROKERAGE
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Address:	259 - 261 Montreal Road, Ottawa, ON K1L 6C4.
Description:	Freestanding Commercial Office Building with Adjacent Parking Lot.
Highlights	Attractive, renovated office space with ample parking. Easy access/egress.
History:	Office Building built 1970.
Site Area:	+/- .556 ac {261 Montreal Rd: 18,955.23 ft ² (0.435 ac) + 259 Montreal Rd: 5,285.07 ft ² (0.121 ac)}.
Building:	Four-storey multi-tenant building. Approximately 4,000 s.f. per floor plus basement area.
HVAC:	Fuel type natural gas, furnace hot water heated forced air. Roof top units – 1x4 ton, 1x5 ton, 2x7.5 ton (2006).
Electrical service:	600 volt service, wiring, cooper, all meters located in main electrical room (approx. 18 meters), each unit disconnect under or adjacent to units meter, note some newer units may have newer panels renovated units) larger units 200 amp, smaller units 100 amp.
Elevator:	One 6-passenger elevator serving the 4 floors and basement.
Roof:	Approximately 15 years old. Flat roof style with rolled asphalt layers.
Parking:	61 parking parking stalls.
Services:	Fully serviced site (water, storm and sanitary sewers, natural gas, hydro and telephone).
PIN & Legal Description:	PIN 042320285. Legal Description: PT LT 7, BLK 3, PL 29, AS IN NS253450; VANIER/ GLOUCESTER and PIN 042320132. Legal Description: LTS 184 & 185, PL 246; PT RDAL BTN LTS 5&6, CON JG; PT LT 7, BLK 3, PL 29; ALL BEING PT 2, 4R9391; VANIER/GLOUCESTER.
Realty Taxes:	2021 Final Realty Taxes: \$6,330.63 (259 Montreal Rd) + \$57,422.43 (261 Montreal Rd).
Financing:	Buyer may treat as clear.
Zoning:	TM3.

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2nd Floor Office Space - Approx. 4,000 S.F.



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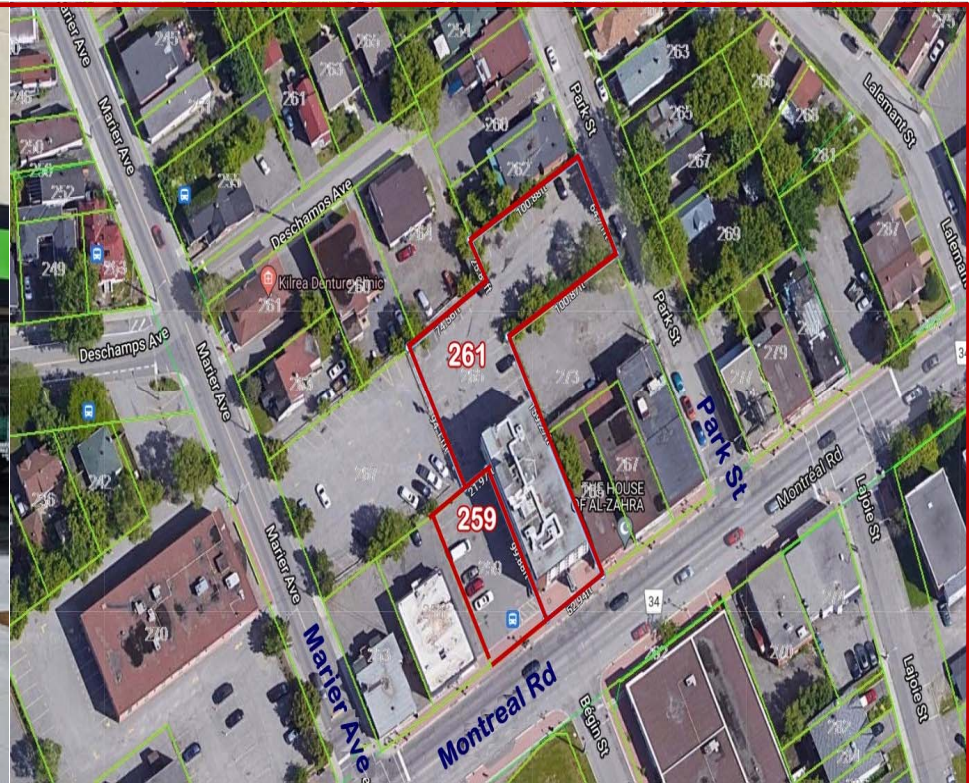
3rd Floor Office Space - Approx. 4,000 S.F.



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