

FOR SALE: Commercial Condo 29 Main Street, Unit 26, Ottawa



DESCRIPTION:

- ✓ High profile commercial condo for sale, on the ground floor of The Glassworks by Charlesfort Development, on Main Street at Greenfield Avenue in Ottawa East. Floor to ceiling windows, lots of natural light. This corner ground floor unit provides superior visibility to passersby's, just steps away from the Rideau Canal. Close to the Rideau Centre, Byward Market.
- ✓ High pedestrian and vehicle traffic. Excellent public transit service route. Great access to Highway 417. A short walk to the Lees Avenue and Ottawa University O-Train Stations.
- ✓ Former hair salon. Ideal opportunity for a business owner to occupy for retail, barber, hair salon, medical, physiotherapy, chiropractor, office use and other commercial uses.

SPACE AVAILABLE:

- ✓ **Site Area** - Approximately 322 square feet plus large locker space.

SALE PRICE:

- ✓ \$364,900.00

OPERATING COSTS:

- ✓ Condo Fees: \$376.37 per Month. Includes Building Insurance, General Maintenance, Water/ Sewer, Snow Removal and Garbage. Utilities (Hydro, Gas, Water) are separately metered.
- ✓ Heating and AC is forced air ground source heat pump and two electric baseboard heaters on separate switches at each of the long windows, floor level. Electrical service is 100 amp (to be verified by Buyer).
- ✓ Realty Taxes: \$4,024.61 (Final 2021 Taxes).

ZONING:

- ✓ TM7[45] (Traditional Mainstreet Zone)

PARKING:

- ✓ One (1) Parking Spot included.
- ✓ Street parking on Harvey Street and Greenfield Avenue.



For more information please contact:

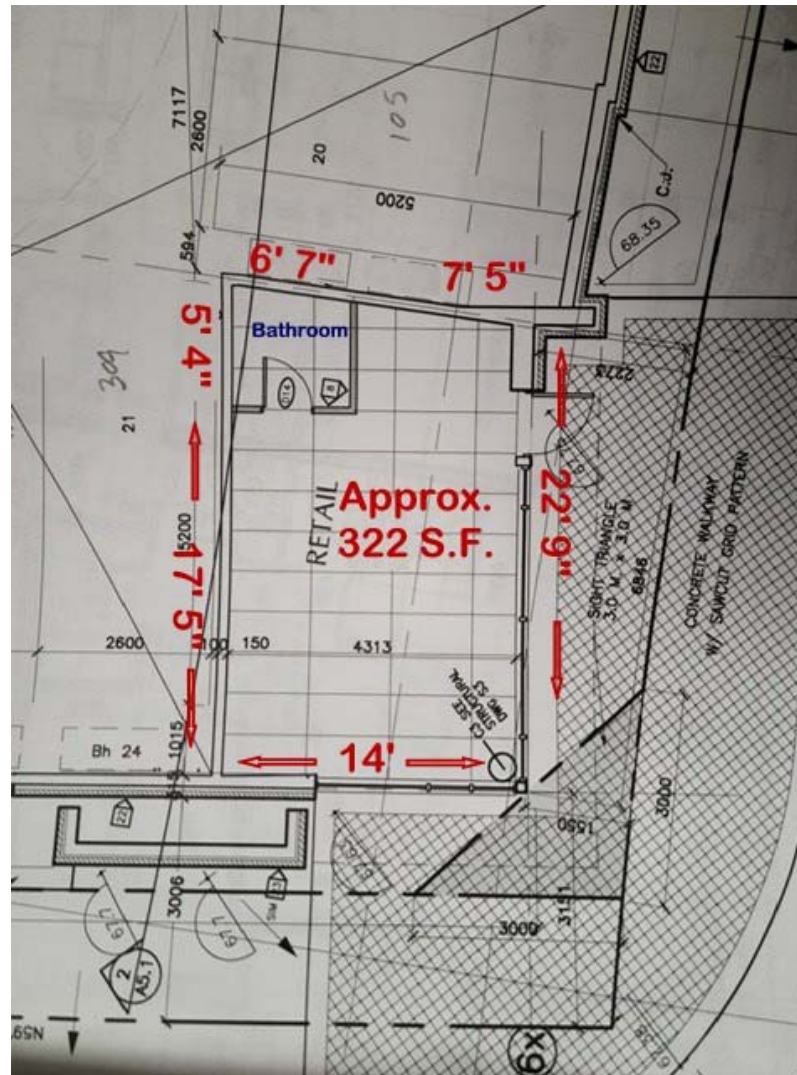
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FLOOR PLAN



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