

FOR SALE OR FOR LEASE: 4366 Innes Road, Ottawa, ON



DESCRIPTION: **Modern Stand Alone Building Opportunity**

- ✓ Modern freestanding 2-storey commercial building located on the south side of Innes Road, just west of its intersection with Tenth Line Road, in the east-end community of Orleans. Excellent signage, visibility, access, egress. Accessible by public transportation. Second floor is leased to Re/Max.
- ✓ Orleans is suburban community located in Ottawa's east end, approximately 16 kilometers from downtown Ottawa. Home to just over 100,000 residents, Orleans has experienced a surge in growth in recent years as urban sprawl continues to be a popular choice by Ottawa residents. Access from the downtown area is provided by the Queensway linking to Highway 174 with exits at Jeanne D'Arc Boulevard, Place D'Orleans Drive, Tenth Line Road, and Trim Road.
- ✓ Ideal location for retail, medical, office, restaurant, and other commercial uses.

SPACE AVAILABLE:

- ✓ **Ground Floor Retail** - Approx. 4,477 S.F. Available immediately.
- ✓ **Basement Level** - Approx. 4,477 S.F. Available immediately.

NET RENTAL RATE:

- ✓ Ground Floor Retail - \$19.00 per square foot net per annum.
- ✓ Basement Rent - Negotiable.

SALE PRICE:

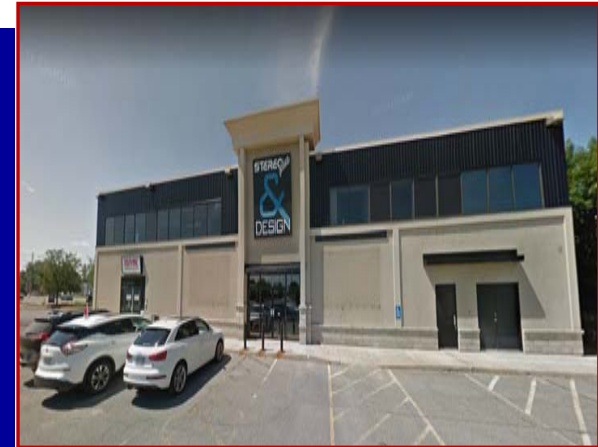
- ✓ \$3,950,000.00.

OPERATING COSTS:

- ✓ \$12.75 per square foot (estimate). Realty Taxes: \$50,670.00 per annum (Final 2019).

ZONING:

- ✓ AM[473] H(21) (Commercial/Mixed Use).



For more information please contact:

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ADDITIONAL SITE INFORMATION

Address	4366 Innes Road, Ottawa, ON K4A 3W3.
Description	Two-storey retail/office building with basement space plus roughed-in elevator shaft .
PIN Number	145630076.
Legal Description	PT LT 1 CON 11 CUMBERLAND PART 4 & 5, 4R10302; S/T N696370; T/W RR120620, N696365, N696390, N732464, N732465, N696372; OTTAWA S/T AS IN N696372.
Building	Built 2007.
Site Area	Regular shaped lot +/- .63 acres (27,663 square feet). Frontage: +/- 145.01 ft; Depth: +/- 190.65 ft.
Building Area	Total floor area 13,575 S.F. 4,477 S.F. Ground Floor; 4,621 S.F. Second Floor (tenant is RE/Max); 4,477 S.F. Basement level.
Ceiling Height	Ground Floor:12 feet; Second Floor: 11.5 feet; Lower Level: 9 feet.
Zoning	AM[473] H(21) (Commercial/Mixed Use - Arterial Mainstreet).
Services	Fully serviced site (water, storm and sanitary sewers, natural gas, hydro and telephone).
Electrical & HVAC	Electricity and HVAC units showing the main switch is 200A 600/347V, the switch for upper floor meter is 100A, the top floor HVAC units is 5 Tons and the ground floor plus basement is 10 Ton unit.
Highlights	Currently 40 parking spaces on-site.
Realty Taxes	\$50,670.00 (Final 2019 Taxes).
Gross Income	To follow.
Operating Costs	\$88,106.00 per annum.
Financing	Buyer may treat as clear.
Environmental	Phase I Environmental report available for prospective Buyer.

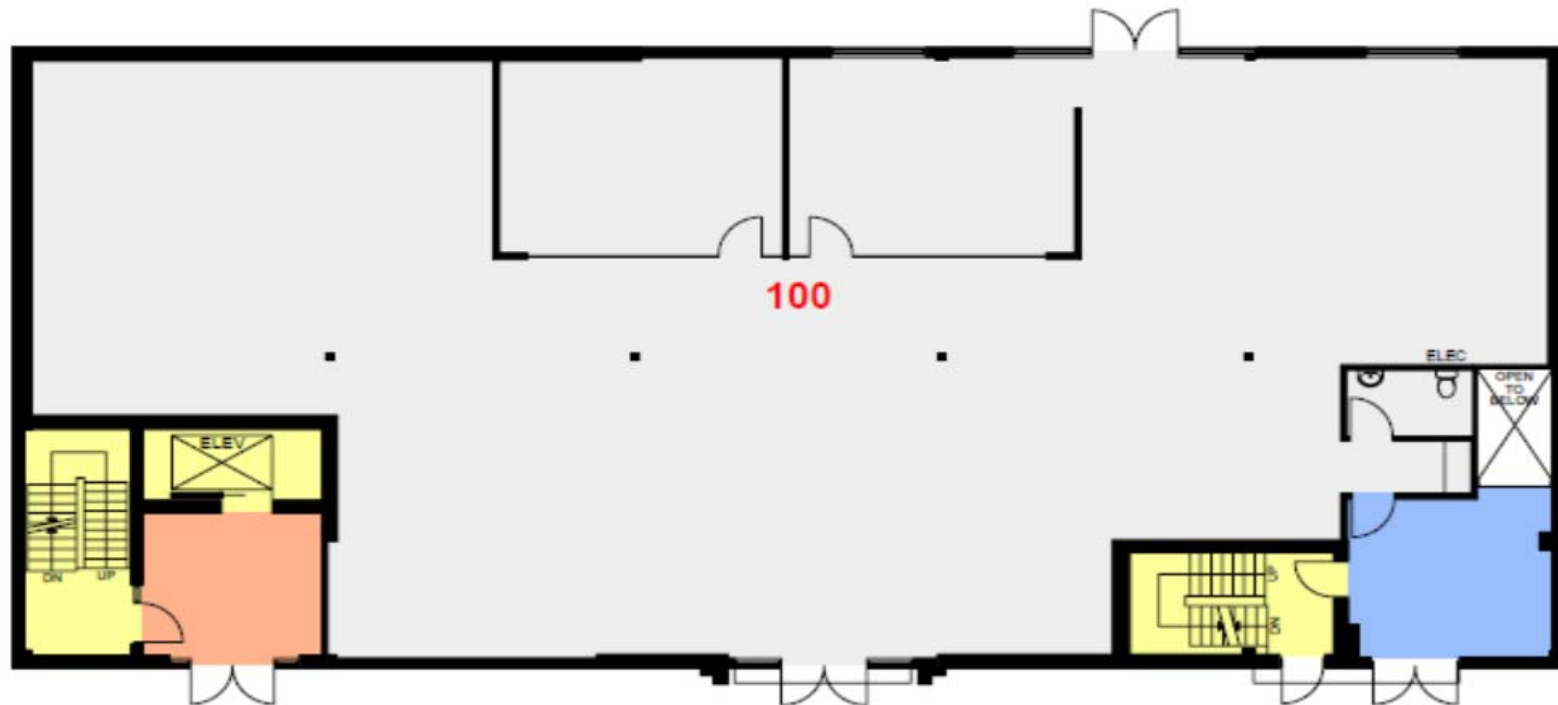
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- Tenant (& Tenant Ancillary) Area
- Floor Service Area
- Building Service Area
- Building Amenity Area
- Rentable Exclusions
- Inter-Building Service Area
- Inter-Building Amenity Area

Ground Floor Plan



**Approx. 4,477 S.F.
Available immediately**



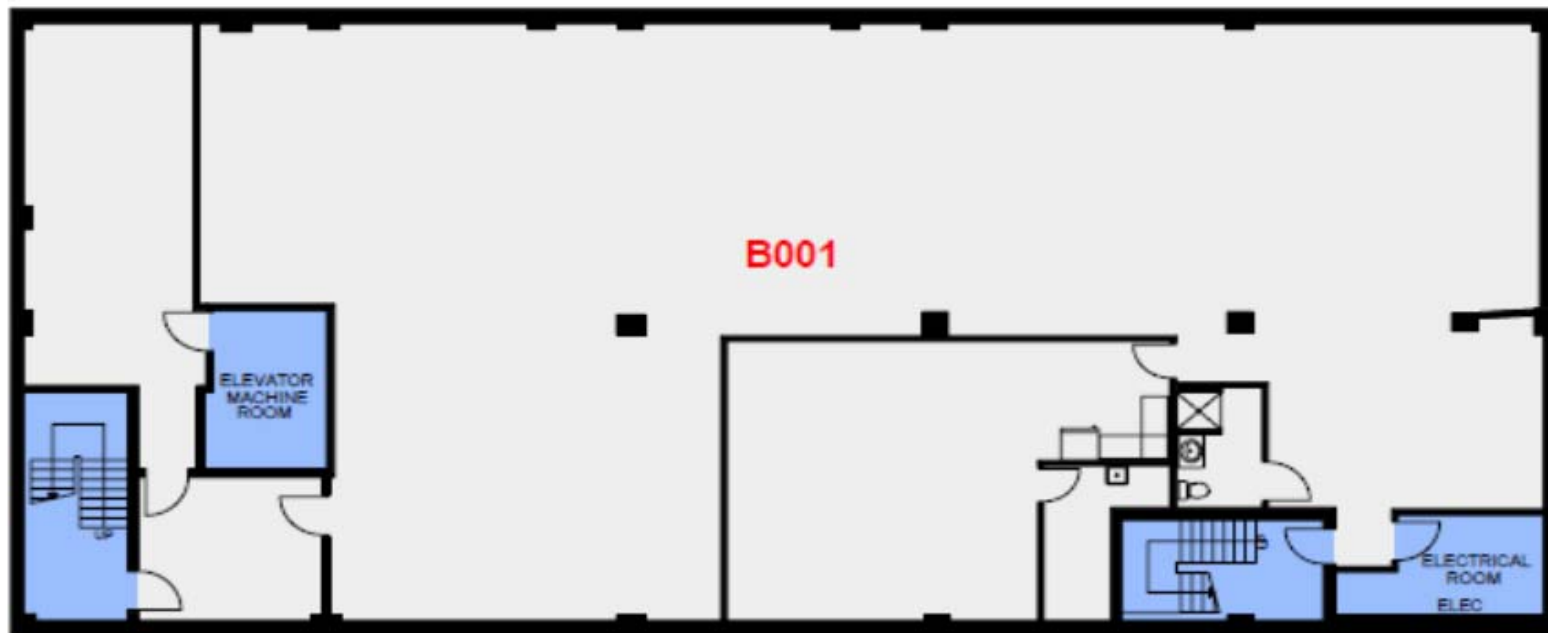
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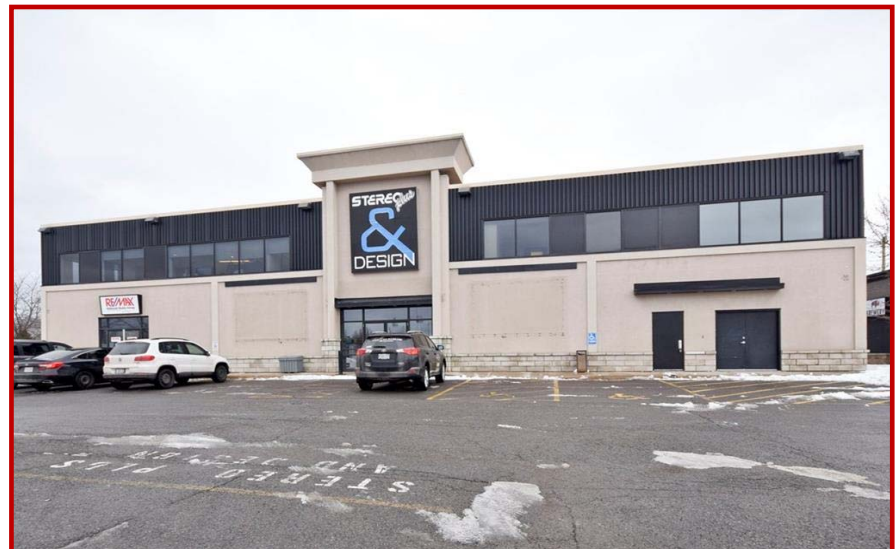
Basement Floor Plan



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