



CANTOR  
REALTY CORP.

## OWNER USER LIGHT INDUSTRIAL PROPERTY FOR SALE

174 Colonnade Road, Unit 15 | Ottawa, ON K2E-7J5

IG5



### OFFERING SUMMARY

Sale Price:	\$425,000
Unit Size:	990 SF
Property Tax:	\$4,432.72 (2025)
Parking:	2 Exclusive Use
Zoning:	IG5

### PROPERTY OVERVIEW

Conveniently located in the Colonnade Business Park and only a 2 km drive from the major intersection of Merivale Road and Hunt Club Road, this exceptional opportunity to purchase a light industrial commercial condo offering a spacious 990 SF open floor plan and a 130 sqft office. Additional features include a 31' x 31' open floor plan with a clear ceiling height of 11'-11" and a single grade-level garage door measuring 8'W x 9'H. This property ensures convenience and functionality for various business operators looking to own their space. The property is currently tenanted but will be sold vacant at closing.

### PROPERTY HIGHLIGHTS

- 1 washroom;
- Unit: Approx. 31' x 31'
- 130 sqft office;
- Electricity: Separately metered 100A @ 208V, 3 Phase;
- Gas: Separately metered;
- Heating: Gas Forced Air;
- Garage Door @ Grade: 8'W x 9'H
- Clear Ceiling Height: 11'-11"
- Monthly Condo Fees: \$521.73 Includes: snow removal, landscaping, public lighting, building insurance, water, common maintenance, and garbage removal.



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CANTOR REALTY CORP., BROKERAGE  
COMMERCIAL SALES AND LEASING

**DAVID CANTOR**

Broker of Record

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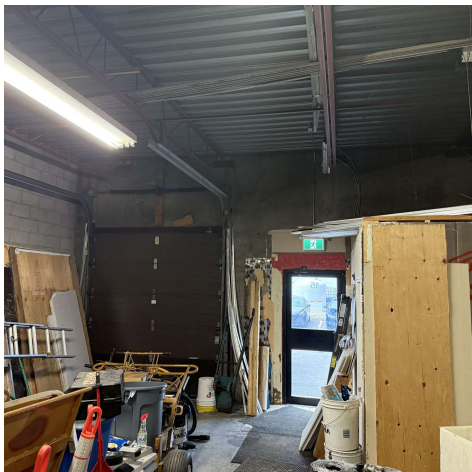
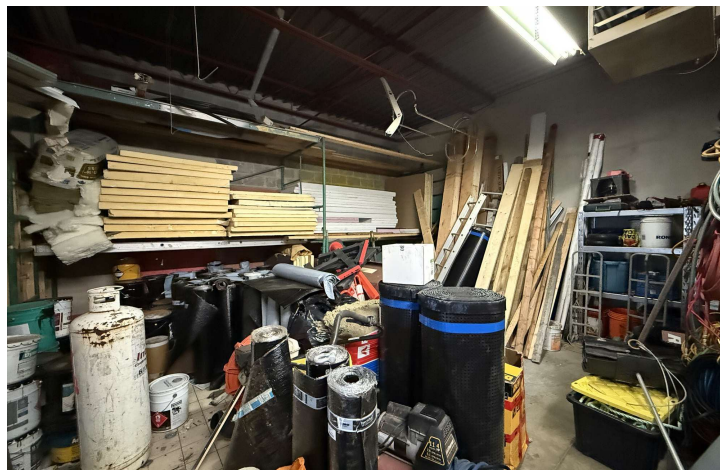
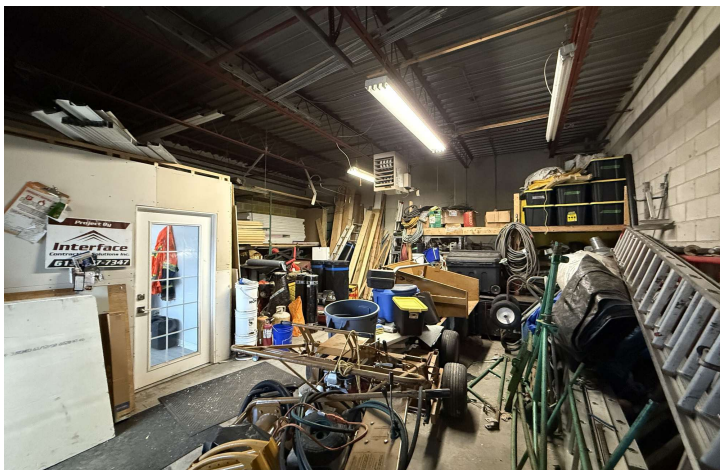
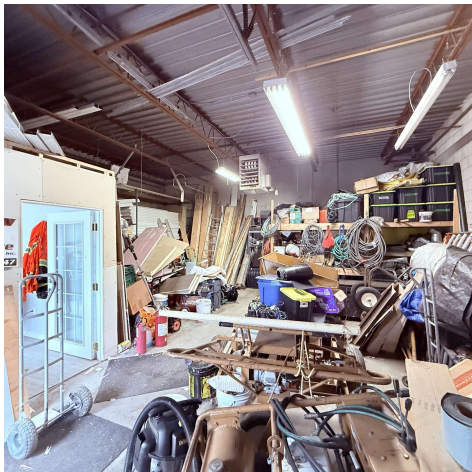


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Additional Photos



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### Location Map



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