

PRICE ADJUSTMENT NOW IN EFFECT



FOR SALE

\$8,100,000.00

530 LACOLLE WAY, OTTAWA, ON

22,500 SF Freestanding Industrial Building on 1.993 Acres

Clear Height 27ft to 30ft



NEIL WARSHAFSKY

CCIM, Broker

416.451.8757

nwarshafsky@gmail.com

GEORGE CHAMBERS

CCIM, REALTOR

416.294.2022

georgechambers@royallepagecommercial.com

BRENT TAYLOR,

BROKER OF RECORD

613.726.7323

brent@brentcomrealty.com



ROYAL LePAGE® REAL ESTATE SERVICES LTD., BROKERAGE
4025 Yonge Street, Suite #103, Toronto, ON M4P 2E3



REALTY CORPORATION, BROKERAGE
COMMERCIAL SALES • COMMERCIAL LEASING • CONSULTING

EXECUTIVE SUMMARY

For Sale: prime quality, industrial building with 22,500 GFA and clear height ranging from 27 ft to 30 ft, being sold with vacant possession, (to be arranged).

Located in Taylor Creek Business Park in Orleans bordered by Highway 174 to the North, Trim Road to the East and St-Joseph Boulevard to the south.

Only a 700-meter walk to the new O-Line Trim Station - coming soon in 2025!

Built in 2010, the building provides approx. 21,000 SF warehouse space with 1,500 SF office space and directly above the office - bonus 1,500 SF mezzanine space.

Double glazed windows are set at high levels on each elevation providing plenty of day light to the interior. The sloped roof is clad in metal panels. Three (3) electric overhead doors with full dock leveling equipment and bumpers facilitate shipping and receiving.

This well-maintained building includes over \$245,000 in capital expenditure within the past 5-years including a new sprinkler system and water service upgrade.

Zoning (IL 4 H) provides for a broad variety of light industrial uses.

A prime opportunity for owner occupier or investor.

Contact us now to learn more and book your tour:

Brent Taylor, Broker Of Record

613.726.7323
brent@brentcomrealty.com

Neil Warshafsky, Broker

416.457.8757
nwarshafsky@gmail.com

George Chambers, REALTOR®

416.294.2022
georgechambers@royallepagecommercial.com

SALIENT DATA*

Municipal Address

530 Lacolle Way, Ottawa, ON

Sale Price

\$8,100,000.00

Lot Area

1.99 acres (86,832 SF) as per GeoWarehouse

Building Area

22,500 SF GLA
Warehouse: 21,000 SF | Office: 1,500 SF

Bonus Mezzanine

+1,500 SF

Year Built

2010

Clear Height

Ranging from 27 ft to 30 ft

Legal Description

Part of Lot 31, Concession 1, Old Survey, Cumberland, Being Parts 35 and 36 on Plan 50R-6232.
Ottawa. S/T an Easement In Gross Over Pts 3, 4, 5, 6 On Plan 50R-6236 As In OC815217.

PIN

145080292

Zoning

IL4 H(21) - Industrial Light Zone [Click Here For Link](#)

Shipping Doors

3-X Truck Level

Parking

23-stalls

Electrical

100 Amp, 3-phase

Property Tax 2025

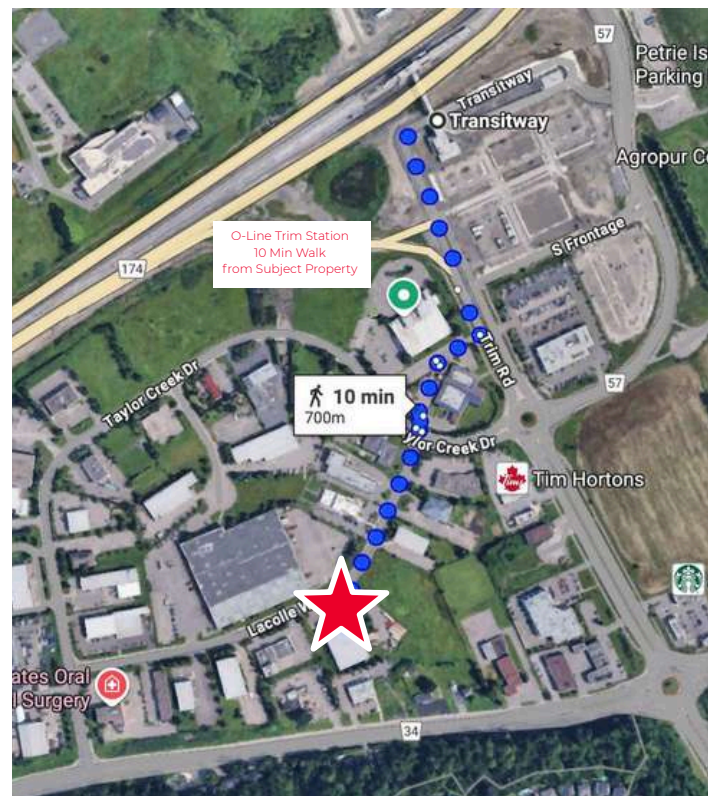
\$71,178.94

ESA

Phase 1 Report – 2020, available

*All Data Subject to Verification by Buyer

LOCATION & TRANSIT MAPS



LOCAL AMENITIES

- | | |
|---|---|
| 1 Long & McQuade Tim Hortons | 10 Quality Inn |
| 2 Broadhead Brewing Company | 11 Ottawa Police Station |
| 3 CrossFit | 12 Taproom 260 St. Martha's Brasserie D'Orleans |
| 4 Meatings BBQ | 13 Holiday Inn Express |
| 5 Pickleball Club 6 BBCR Café | 14 Place d'Orleans Shopping Centre |
| 7 Stray Dog Brewing Company | 15 Farmboy |
| 8 Orleans Bowling Centre Striker's Billards | 16 RBC |
| 9 Starbucks KFC Unplug Cannabis | 17 Wendy's |



PROPERTY PHOTOS



CO-LISTED WITH



NEIL WARSHAFSKY, CCIM
Broker
416.451.8757
nwarshafsky@gmail.com



GEORGE CHAMBERS, CCIM
REALTOR®
416.294.2022
georgechambers@royallepagecommercial.com



BRENT TAYLOR,
Broker Of Record
613.726.7323
brent@brentcomrealty.com



ROYAL LePAGE® REAL ESTATE SERVICES LTD., BROKERAGE
4025 Yonge Street, Suite #103, Toronto, ON M4P 2E3

