

**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**



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**ROYAL LePAGE®  
COMMERCIAL™**

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## 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

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## 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

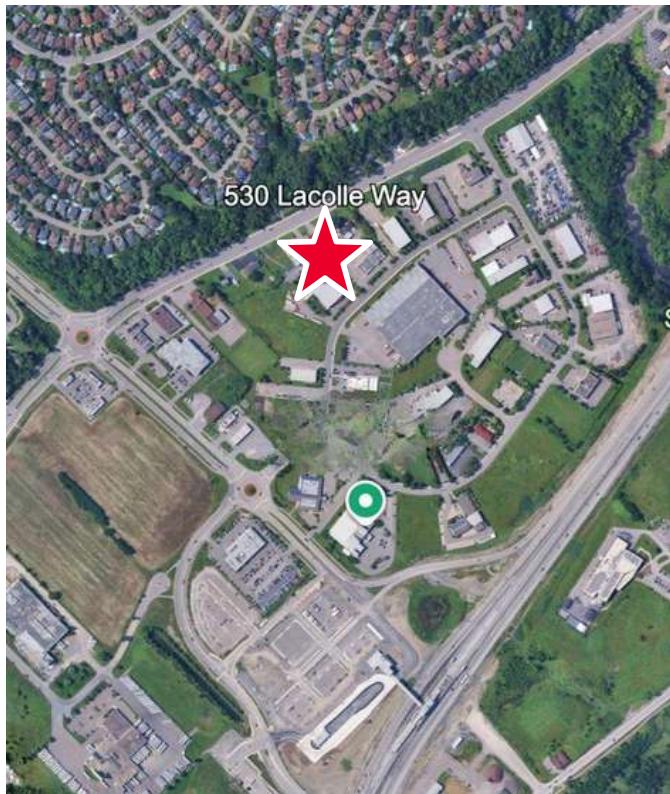
\$71,178.94

### ESA

Phase 1 Report – 2020, available

\*All Data Subject to Verification by Buyer

# LOCATION & TRANSIT MAPS



# LOCAL AMENITIES

- 1 Long & McQuade | Tim Hortons
- 2 Broadhead Brewing Company
- 3 CrossFit
- 4 Meatings BBQ
- 5 Pickleball Club 6 BBCR Café
- 7 Stray Dog Brewing Company
- 8 Orleans Bowling Centre | Striker's Billiards
- 9 Starbucks | KFC | Unplug Cannabis

- 10 Quality Inn
- 11 Ottawa Police Station
- 12 Taproom 260 | St. Martha's Brasserie D'Orléans
- 13 Holiday Inn Express
- 14 Place d'Orléans Shopping Centre
- 15 Farmboy
- 16 RBC
- 17 Wendy's



# PROPERTY PHOTOS



## CO-LISTED WITH



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