

# FOR SALE OR LEASE: New Retail 5527 Manotick Main Street, Ottawa

**BRENTCOM**  
REALTY CORPORATION, BROKERAGE  
COMMERCIAL SALES • COMMERCIAL LEASING • CONSULTING

## DESCRIPTION: Commercial Land

- ✓ Proposed new plaza to be constructed on vacant land in the heart of the vibrant community of Manotick on Manotick Main Street between Clapp Lane and Mill Street. Close to the intersection of Bridge Street, one of the busiest corners in Manotick Village. Ideal Retail location in the centre of the business district, in a well-established, affluent and growing community. Excellent access/egress from Main Street with plenty of on-site parking.
- ✓ Manotick is a suburb of the City of Ottawa, located on the Rideau River, immediately south of the suburbs of Barrhaven and Riverside South, about 25 km (16 mi) from downtown Ottawa.

## NEW SALE PRICE:

- ✓ **\$875,000.00.**

## REALTY TAXES: (Site Area 8,118.38 S.F. - Frontage: 101 S.F. ; Depth: 80.38 S.F.)

- ✓ \$9,038.12 per annum (Final 2024 Taxes).

## SPACE AVAILABLE IN PROPOSED RETAIL PLAZA:

- ✓ 3,148 S.F. rentable in proposed 3,414 S.F. retail building with 13 parking spaces. Units from 1,000 S.F. and up.

## NET RENTAL RATE:

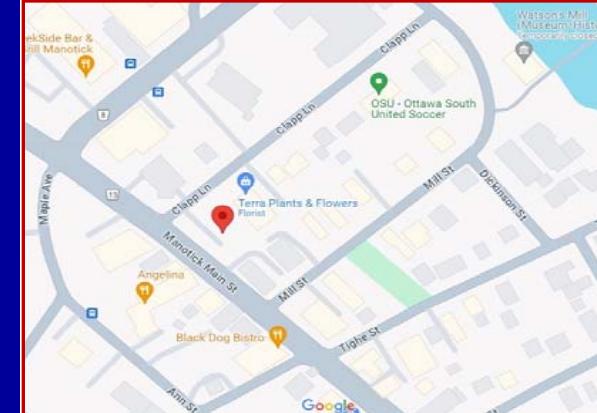
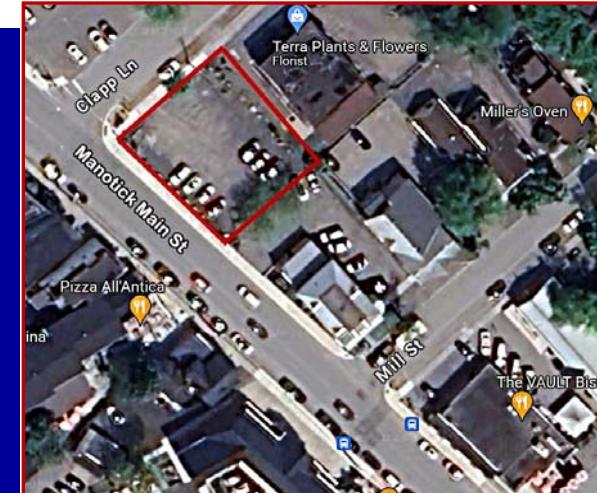
- ✓ \$40.00 per square foot per annum net.

## OPERATING COSTS:

- ✓ 15.00 per square foot per annum (Estimate).

## ZONING:

- ✓ VM9 - Village Mixed-Use Zone. Permits wide array of uses.  
(Zoning to be verified by Tenant/Buyer).



For more information please contact:

**BRENT TAYLOR**, Broker of Record / President  
**BRENTCOM REALTY CORPORATION, BROKERAGE**  
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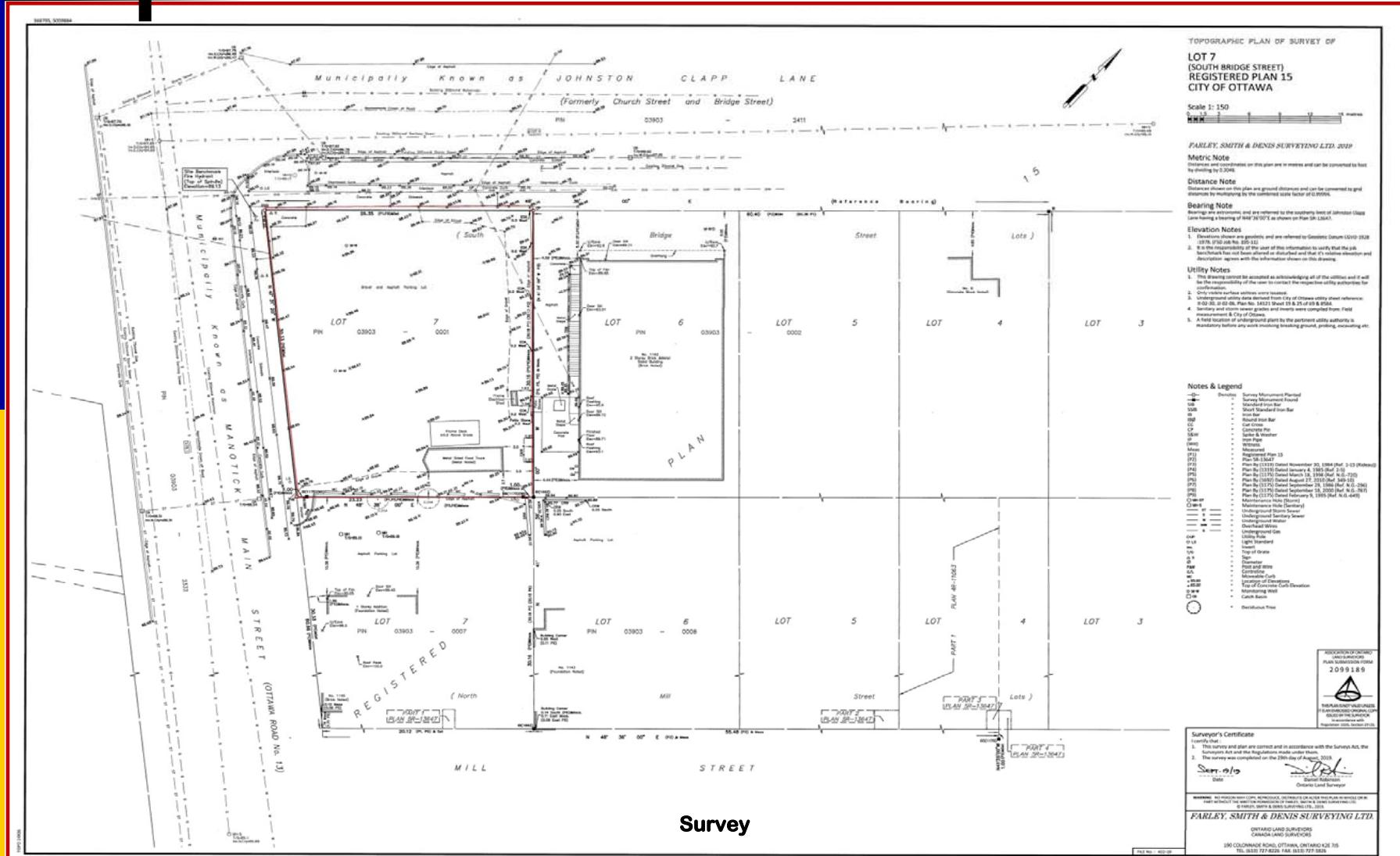


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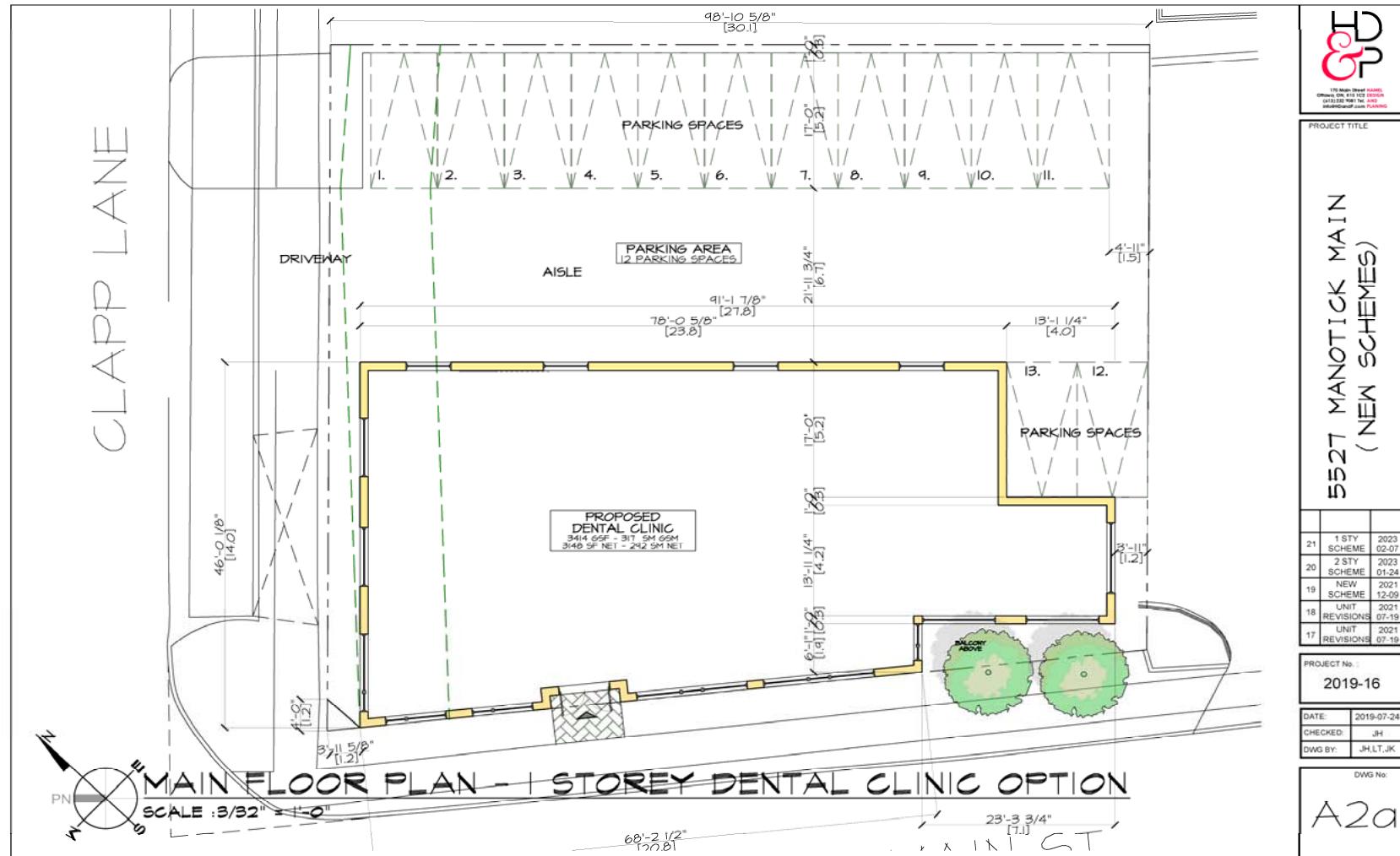
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The logo for BRENTCOM REALTY CORPORATION, BROKERAGE. It features the word "BRENTCOM" in a large, bold, blue, sans-serif font. The letter "T" is stylized with a vertical line extending upwards, and the letter "C" is stylized with a vertical line extending downwards, creating a visual representation of a building. Below "BRENTCOM", the words "REALTY CORPORATION, BROKERAGE" are written in a smaller, blue, sans-serif font. At the bottom, "COMMERCIAL SALES • COMMERCIAL LEASING • CONSULTING" is written in a smaller, blue, sans-serif font.



## **Proposed Site Plan - Subject to City Approval**

2/7/2023 4:00:33 PM

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## 5527 Manotick Main Street, Ottawa



### 5527 Manotick Main Street is within the VM9 - Village Mixed-Use Zone

#### Permitted Uses

- (1) The following uses are permitted subject to:
  - (a) the provisions of subsection 229(2) to (5);
  - (b) outdoor storage is permitted subject to:
    - i) the principal building occupying 65% of the street frontage for a minimum depth of 3 m;
    - ii) not being located in a required yard; and
    - iii) being completely enclosed and screened from a public street, and from residential or institutional zones.
  - (c) **retail store**, retail food store and restaurant being located on the ground floor, and where located on the ground floor, they may also locate above the ground floor;
  - (d) all uses located on the ground floor having direct access to the street;
  - (e) a maximum of 10 residents is permitted in a **group home**.

amusement centre  
animal care establishment  
animal hospital  
apartment dwelling, low rise  
artist studio  
automobile rental establishment  
automobile service station  
bank  
bank machine  
bar  
bed and breakfast, *see Part 5, Section 121*  
catering establishment  
cemetery  
cinema  
click and collect facility (By-law 2016-289)  
community centre  
community health and resource centre  
convenience store  
day care  
detached dwelling  
diplomatic mission, *see Part 3, Section 88*  
duplex dwelling, *see Part 5, Section 138 (By-law 2010-307)*  
dwelling unit  
emergency service  
funeral home  
gas bar  
group home, *see Part 5, Section 125*  
home-based business, *see Part 5, Section 127*  
home-based day care, *see Part 5, Section 129*  
hotel  
instructional facility  
library  
linked-detached dwelling  
marine facility  
medical facility  
municipal service centre  
museum  
office  
park  
personal brewing facility (By-law 2019-41)  
personal service business  
place of assembly  
place of worship  
post office  
recreational and athletic facility  
residential care facility  
restaurant  
retail store  
retail food store

retirement home  
retirement home, converted, *see Part 5, Section 122*  
rooming house (By-law 2021-111)  
school  
additional dwelling unit, *see Part 5, Section 133*  
semi-detached dwelling, *see Part 5, Section 138 (By-law 2010-307)*  
service or repair shop  
shelter, *see Part 5, Section 134*  
sports arena  
stacked dwelling, *see Part 5, Section 138 (By-law 2010-307)*  
storefront industry, *see Part 3, Section 99 (By-law 2018-171)*  
theatre  
training centre  
three-unit dwelling  
townhouse dwelling, *see Part 5, Section 138 (By-law 2012-334) (By-law 2010-307)*  
(By-law 2014-189)  
urban agriculture, *see Part 3, Section 82 (By-law 2017-148) (By-law 2018-206) (By-law 2019-338)*

(f) residential care facility is only permitted in the VM – Village Mixed-Use zone in the villages of Greely, North Gower, Carp, Constance Bay, Richmond and Manotick; (By-law 2013-58)

With the VM9 zone provides the following additional provisions:

#### VM9 SUBZONE

- (9) In the VM9 Subzone:
  - (a) The following uses are prohibited:
    - apartment dwelling, low rise
    - automobile rental establishment
    - automobile service station
    - bed and breakfast
    - cemetery
    - detached dwelling
    - diplomatic mission
    - duplex dwelling
    - funeral home
    - gas bar
    - group home
    - linked-detached dwelling
    - marine facility
    - municipal service centre
    - residential care facility
    - retirement home
    - retirement home, converted
    - rooming house
    - semi-detached dwelling
    - shelter
    - sports arena
    - stacked dwelling
    - three-unit dwelling
    - townhouse dwelling
    - urban agriculture (By-law 2017-148) (By-law 2018-206)
  - (b) Dwelling units are only permitted above the ground floor. (By-law 2016-47)

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