

# FOR SALE

1154 GABRIEL STREET

Ottawa, ON K1C1K8



**JOHN ZINATI**  
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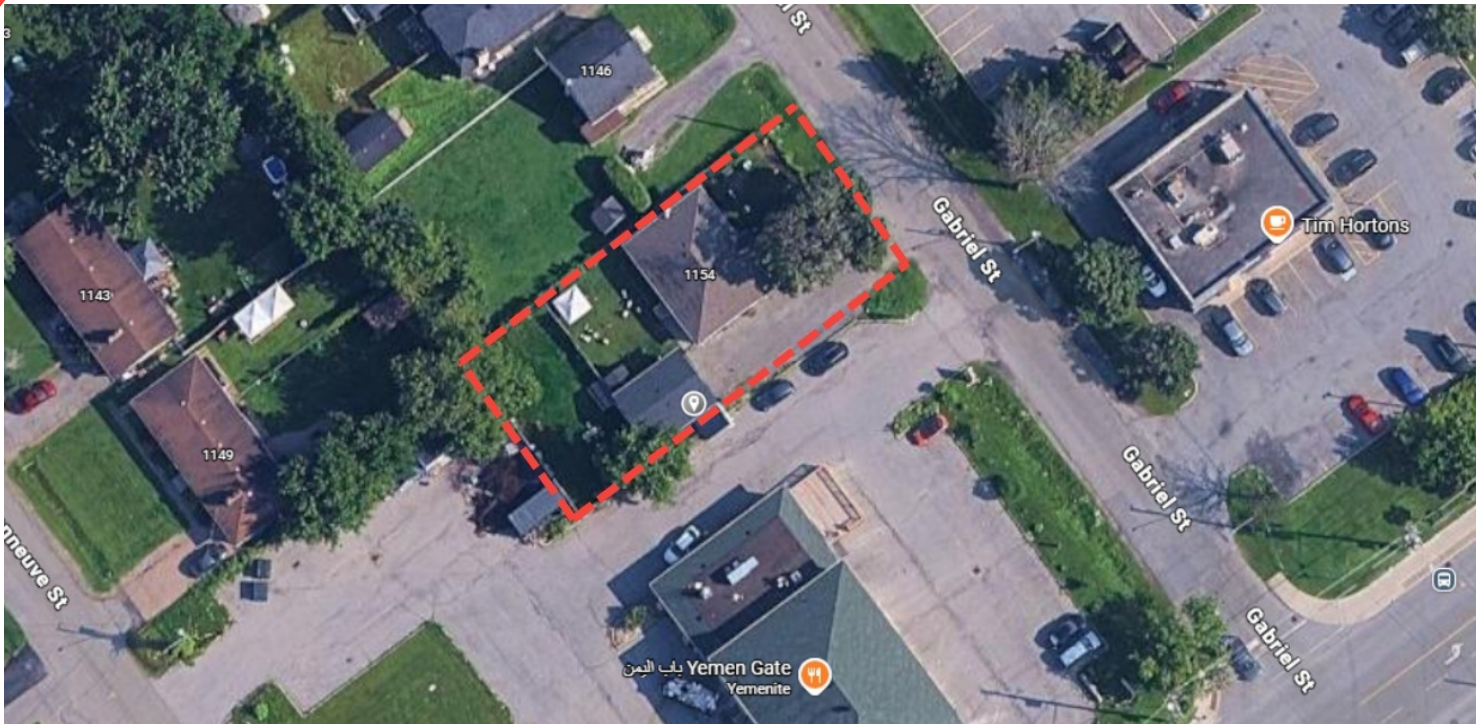
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# 1154 GABRIEL STREET OTTAWA, ON K1C1K8

Executive Summary



## OFFERING SUMMARY

<b>Sale Price:</b>	\$950,000.00
<b>Lot Size:</b>	approx. 9,141 SF
<b>Building Size:</b>	approx. 2,500 SF
<b>Property Taxes (2024):</b>	approx. \$3,500.00

## PROPERTY OVERVIEW

Standalone commercial building offering approximately 2,500 square feet of adaptable space ideal for daycare, office, retail, or service-based uses. The building features a mix of open areas, enclosed offices, two (2) washrooms and a kitchen over the main and lower levels. A fully fenced yard and detached 600 square foot heated workshop for additional storage or workspace complete this property. Located just minutes from the future Place d'Orleans LRT station with easy access to Highway 174. Benefitting from strong visibility and proximity to established neighborhood amenities including Place d'Orleans makes this an ideal opportunity for a wide range of business operations.

## PROPERTY HIGHLIGHTS

- On-site parking
- Zoning: MC[2179] H(40)

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Additional Photos



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Retailer Map



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