

**PRICE ADJUSTMENT NOW IN EFFECT**



# FOR SALE

**\$8,000,000.00**

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.

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**

\$8,000,000.00

### **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 Billards

9 Starbucks | KFC | Unplug Cannabis

10 Quality Inn

11 Ottawa Police Station

12 Taproom 260 | St. Martha's Brasserie D'Orleans

13 Holiday Inn Express

14 Place d'Orleans Shopping Centre

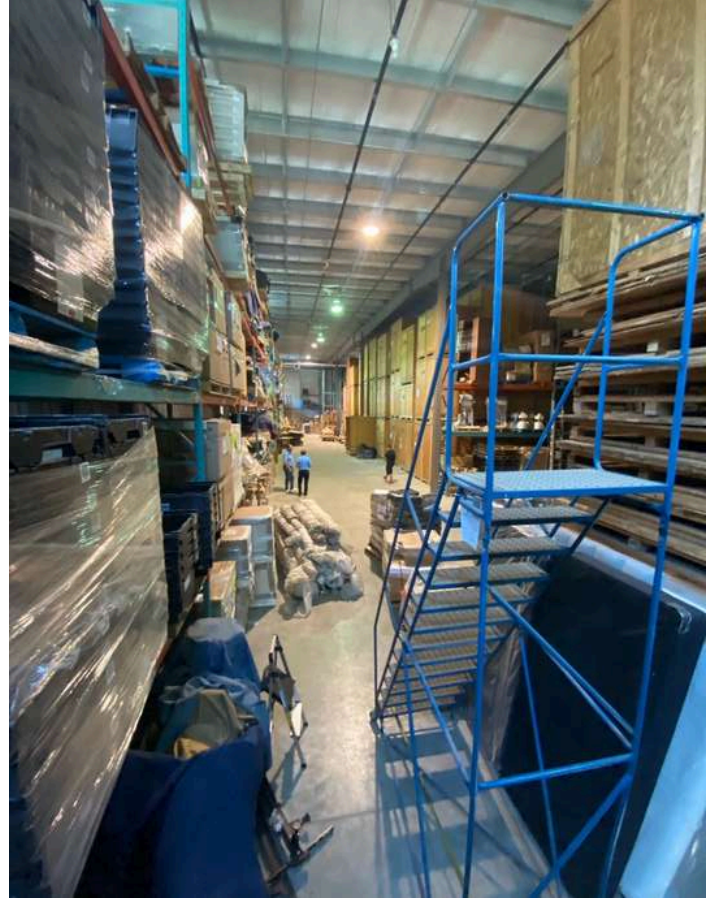
15 Farmboy

16 RBC

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

