

# Commercial Condominium Unit

For Sale

2122B Montreal Road,  
Ottawa, Ontario

Beacon Hill South



**ASKING PRICE**  
**\$338,000**

**QUBE PROPERTIES LTD.**  
REAL ESTATE BROKERAGE  
255 MICHAEL COWPLAND  
DRIVE OTTAWA ON K2M 0M5



# 2122B Montreal Road | For Sale



## Opportunity for Owner Occupiers and Investors

676 Square Feet of Built-Out Flex Commercial Condominium  
Unit

Excellent East Ottawa location on Montreal Road, just off Ogilvie Road and the Queensway. This offering presents a unique opportunity for an investor or owner-user to acquire a built-out unit that can be used for retail, office or medical purposes. The unit features prominent signage, dedicated parking, and strong visibility along a high-traffic arterial corridor.

**BEN SHERMAN**

BROKER

(613) 513 4759

[ben@qubeproperties.com](mailto:ben@qubeproperties.com)

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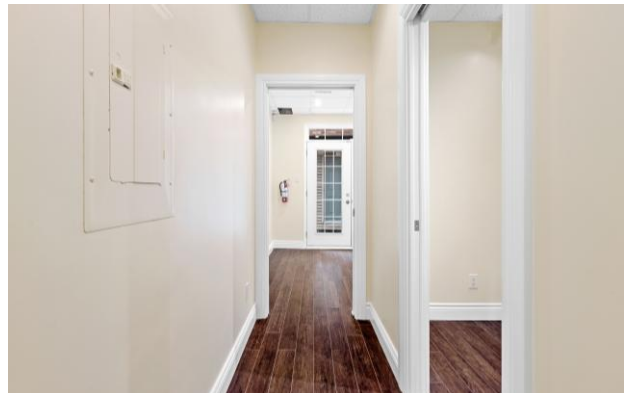


## Property Details

Property Taxes	\$2,631.87 (2025)
Condominium Fees	\$617.00 per month (2025)
Parking Spaces	3
Zoning	AM10 [2199]

## Property Highlights

- 2 Min from Highway 417/174 On/Off exit.
- 500 Meters from OC Transpo bus stop along Ogilvie/Montreal
- Close to amenities like Tim Hortons, McDonalds, Scotiabank, Petro Canada Station and much more.



**\$104,966**

AVG HOUSEHOLD  
INCOME\*



**52%**

UNIVERSITY DIPLOMA/  
DEGREE HOLDERS



**97,695**

POPULATION\*



**113,500**

DAYTIME POPULATION



**42**

MEDIAN AGE\*



**39,968**

NO OF HOUSEHOLDS\*

\*Within 5 Km of subject property

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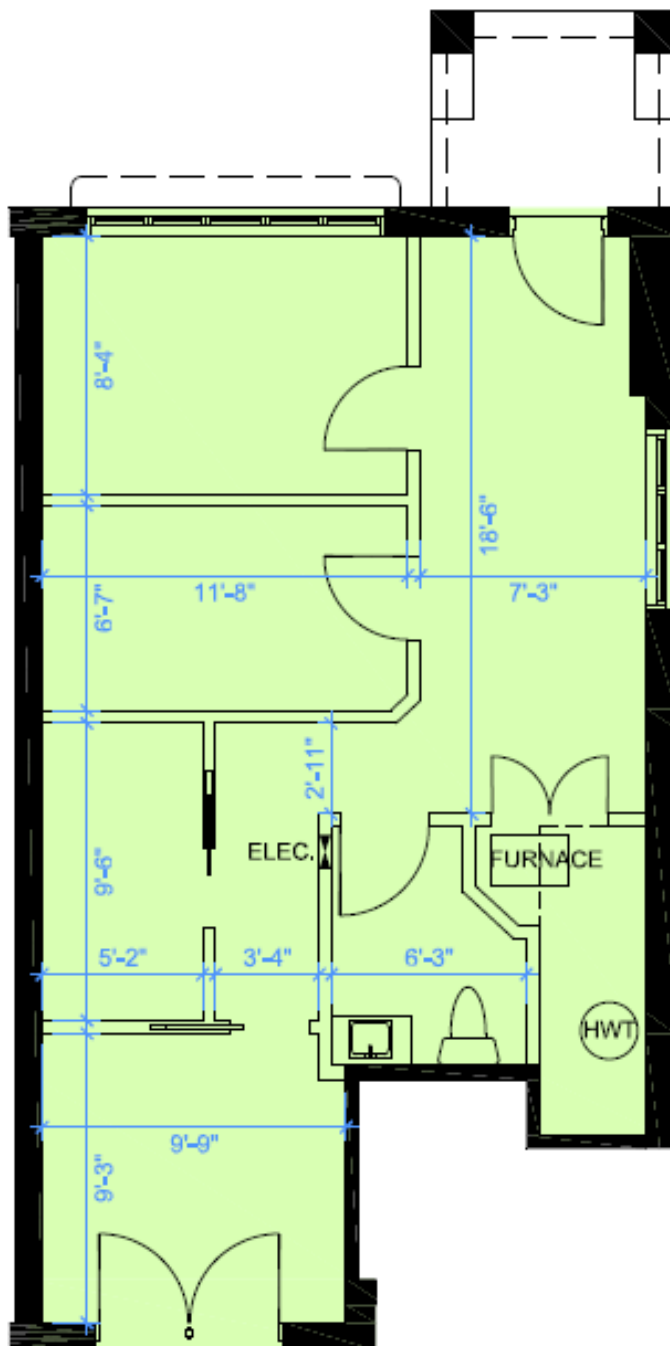
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## Floor Plan



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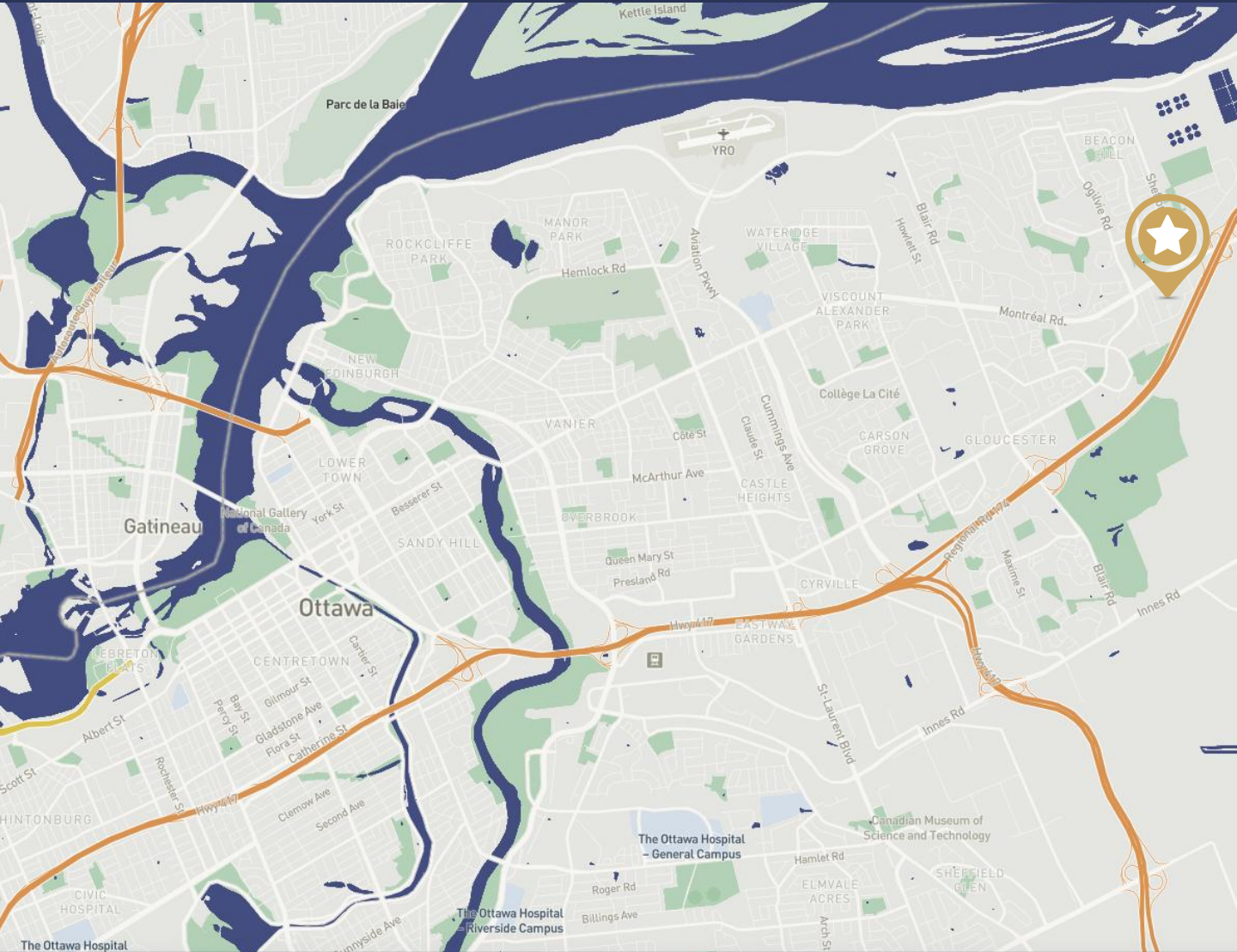
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For more information:

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