

Investment/Occupier Opportunity

Q
U
B
E

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

Q
U
B
E

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

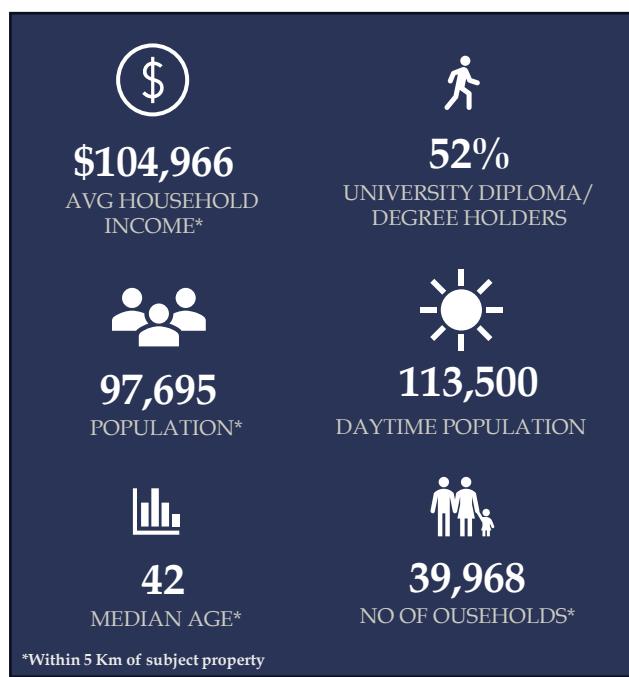
QUBE PROPERTIES LTD.

REAL ESTATE BROKERAGE

255 MICHAEL COWPLAND DRIVE

OTTAWA ON K2M 0M5

2122B Montreal Road | For Sale

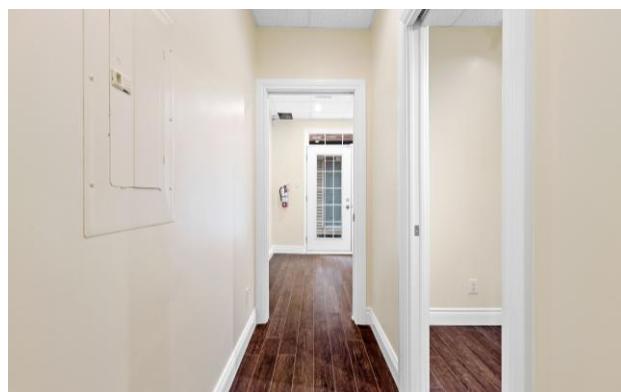


Property Details

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.



BEN SHERMAN

BROKER

(613) 513 4759

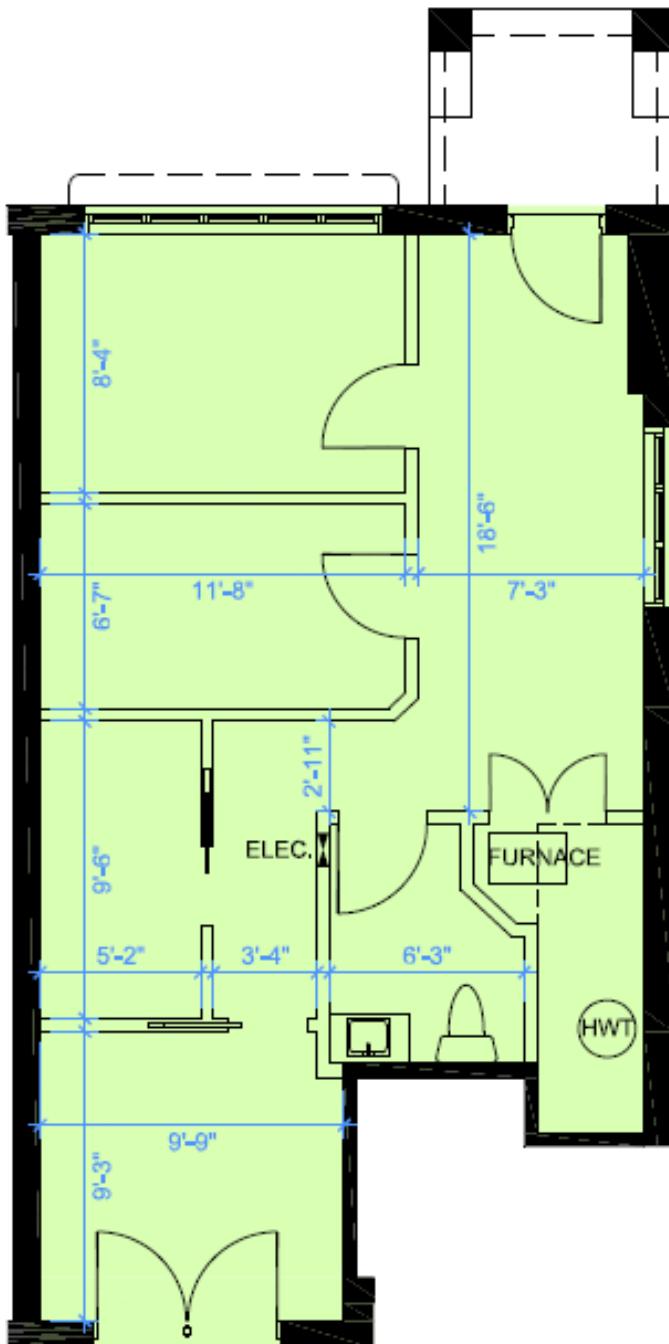
ben@qubeproperties.com

QUBE PROPERTIES LTD.

REAL ESTATE BROKERAGE
255 MICHAEL COWPLAND DRIVE
OTTAWA ON K2M 0M5

2122B Montreal Road | For Sale

Floor Plan



BEN SHERMAN

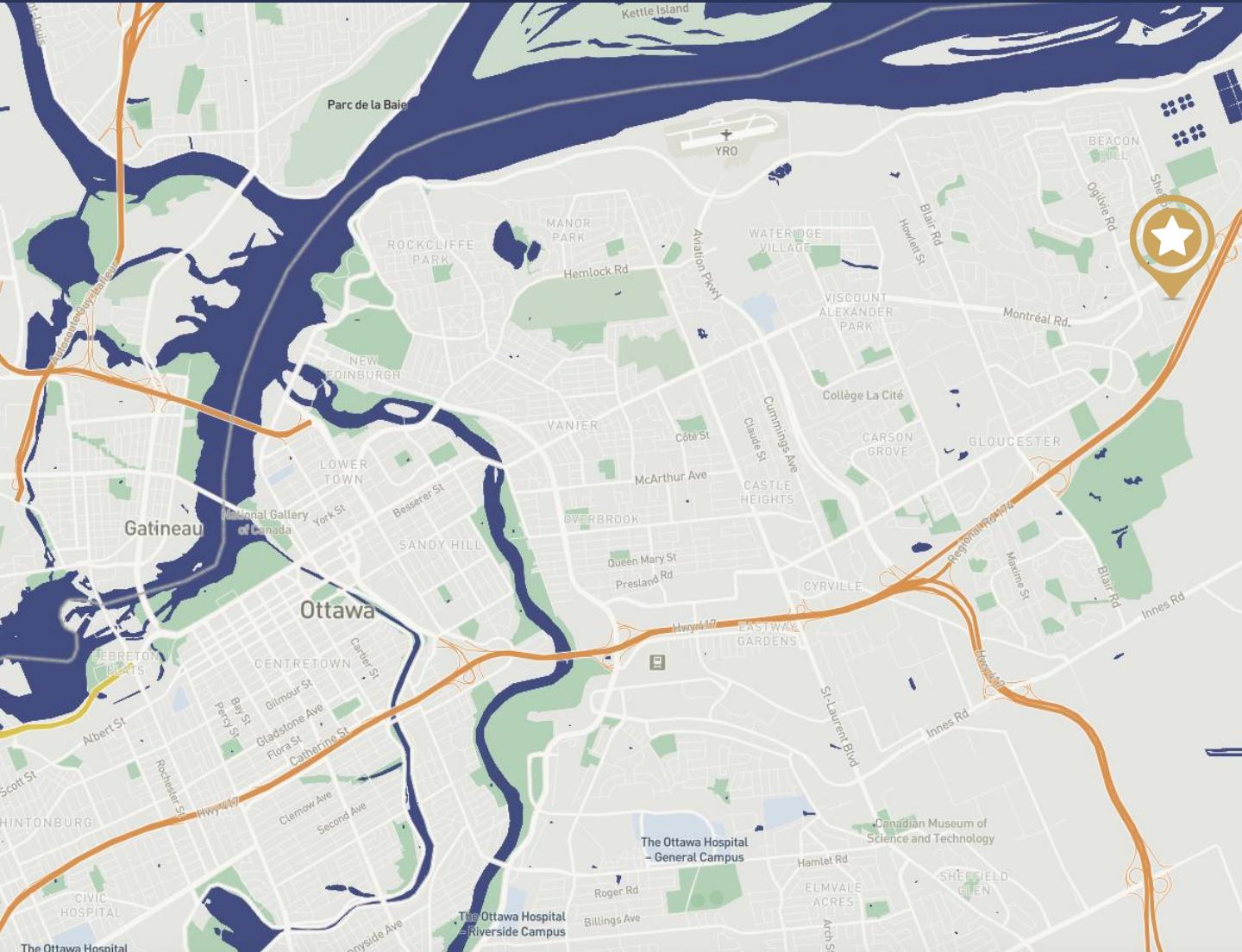
BROKER

(613) 513 4759

ben@qubeproperties.com

QUBE PROPERTIES LTD.

REAL ESTATE BROKERAGE
255 MICHAEL COWPLAND DRIVE
OTTAWA ON K2M 0M5



For more information:

BEN SHERMAN
BROKER
(613) 513 4759
ben@qubeproperties.com

ASKING PRICE
\$338,000

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

This disclaimer shall apply to Qube Properties Ltd, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("Qube"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by Qube, and Qube does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. Qube does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information.