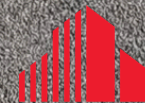


# For Lease or For Sale

Retail/Flex Building situated  
on 3.5 acres of land

2747 Chamberland St.  
Rockland, ON



**CUSHMAN &  
WAKEFIELD**  
Ottawa





# SPACE AVAILABLE

Retail/Flex Building situated  
on 3.5 acres of land

**2747 Chamberland Street** offers a rare opportunity to own or lease a modern, multi-use commercial property in the heart of Rockland's growing business district. Designed to adapt to a variety of operations — from retail showrooms to light industrial or warehousing — this property combines high visibility with functional efficiency.

<b>TOTAL:</b>	<b>22,448 SF</b>
<b>LOADING:</b>	<b>2 GRADE LEVEL DOORS (1 OVERSIZED)</b>
<b>ZONING:</b>	<b>COMMERCIAL INDUSTRIAL</b>
<b>POSSESSION:</b>	<b>IMMEDIATE</b>
<b>SALE PRICE:</b>	<b>\$4,900,000</b>
<b>LEASE TYPE:</b>	<b>DIRECT</b>
<b>ASKING RENT:</b>	<b>CONTACT LISTING AGENT</b>

## NEIGHBOURS

Winners, Dollar Tree, St. Hubert, Subway, Petvalu, Broadway Bar & Grill, Starbucks, COBS BREAD, Marks, Benson Auto Parts, and more.















# LOCATION

Just 30 minutes from  
downtown Ottawa.



Please contact us for more information:

**NEIL MASON**  
**VICE PRESIDENT**  
**SALES REPRESENTATIVE**  
+1 613 780 1571  
nmason@cwottawa.com

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2747 Chamberland St.

