

FOR LEASE

112 JOHN CAVANAUGH DRIVE

Carp, ON K0A 1L0



JOHN ZINATI

613.880.4106

john@zinatirealty.com

TANYA WOLFGRAM

613.447.2205

tanya@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM



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COMMERCIAL BROKERAGE

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Executive Summary



OFFERING SUMMARY

| | |
|------------------|-----------------------|
| Available SF: | 132 - 2,755 SF |
| Lease Rate: | \$12.00 - \$14.00 PSF |
| Additional Rent: | approx. \$9.50 PSF |

PROPERTY OVERVIEW

Two story light industrial office building located off Carp Road with quick access to the 417. Multiple suites available on the ground and 2nd floor (walk-up) that can suit many configurations. Ideal for small businesses, trades, legal, accounting and administrative professionals. Close proximity to the services, restaurants and shops in Carp including Scotiabank, Pharmasave, LCBO, Home Hardware, Alice's Village Cafe and more.

PROPERTY HIGHLIGHTS

- Parking available onsite
- Suite 2 available May 1, 2025; all other suites available immediately
- Utilities extra (hydro and gas) for suites 2, 8, 9, 12 and 14
- Easy access to 417
- Close to amenities in Carp and nearby Tanger Outlets

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Lease Spaces



AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|------------------------|---------------|------------------|-------------------|-------------------|---|
| Suite 2 (Ground Floor) | Available | 2,755 SF | NNN | \$14.00 SF/yr | Additional rent is approx. \$9.50 PSF. Utilities extra. |
| Suite 8 (2nd Floor) | Available | 1,023 SF | NNN | \$12.00 SF/yr | Additional rent is approx. \$9.50 PSF. Utilities extra. |
| Suite 9 (2nd Floor) | Available | 555 SF | NNN | \$12.00 SF/yr | Additional rent is approx. \$9.50 PSF. Utilities extra. |
| Suite 10 (2nd Floor) | Available | 132 SF | Gross | \$500 per month | Utilities included. |
| Suite 11 (2nd Floor) | Available | 226 SF | Gross | \$750 per month | Utilities included. |
| Suite 12 (2nd Floor) | Available | 1,629 SF | NNN | \$12.00 SF/yr | Additional rent is approx. \$9.50 PSF. Utilities extra. |
| Suite 14 (2nd Floor) | Available | 1,223 SF | NNN | \$12.00 SF/yr | Additional rent is approx. \$9.50 PSF. Utilities extra. |

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Floor Plan - Ground Floor



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Floor Plan - 2nd Floor



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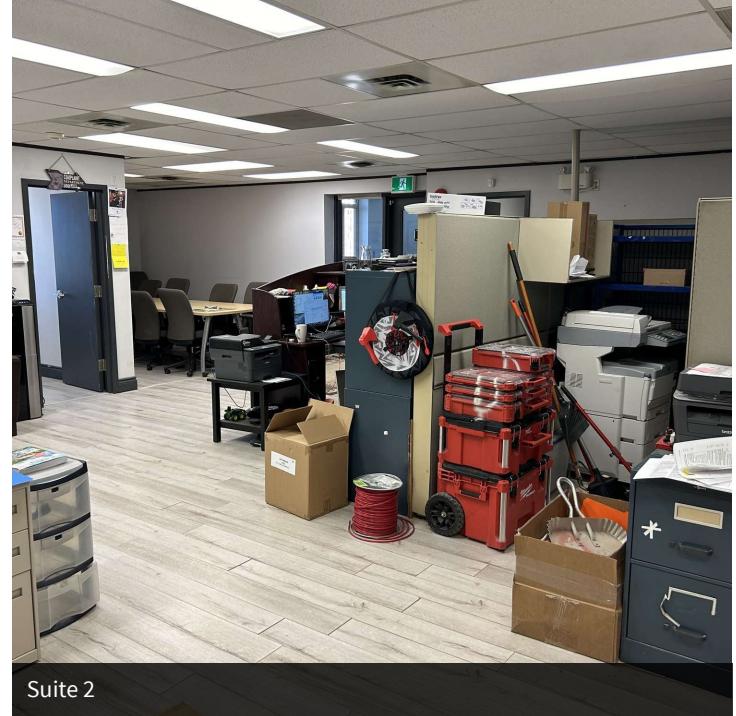
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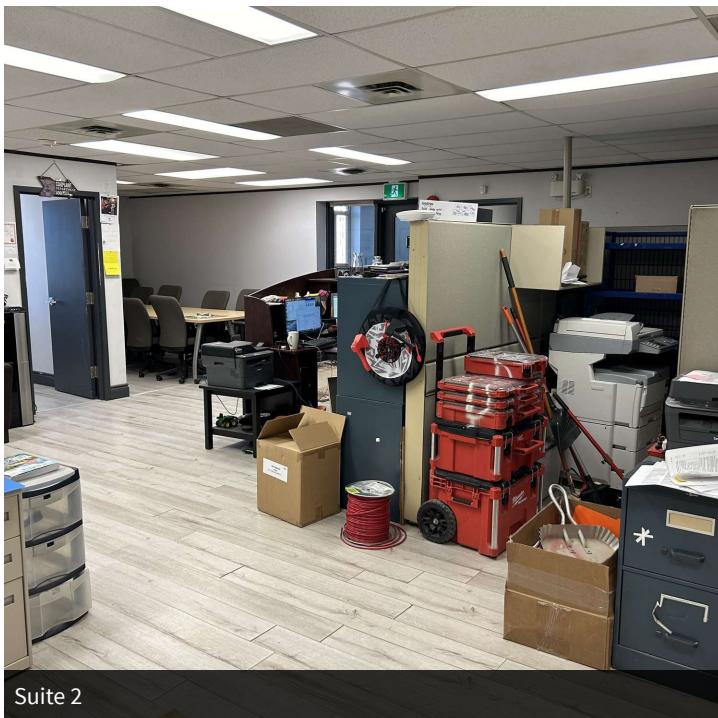
Additional Photos



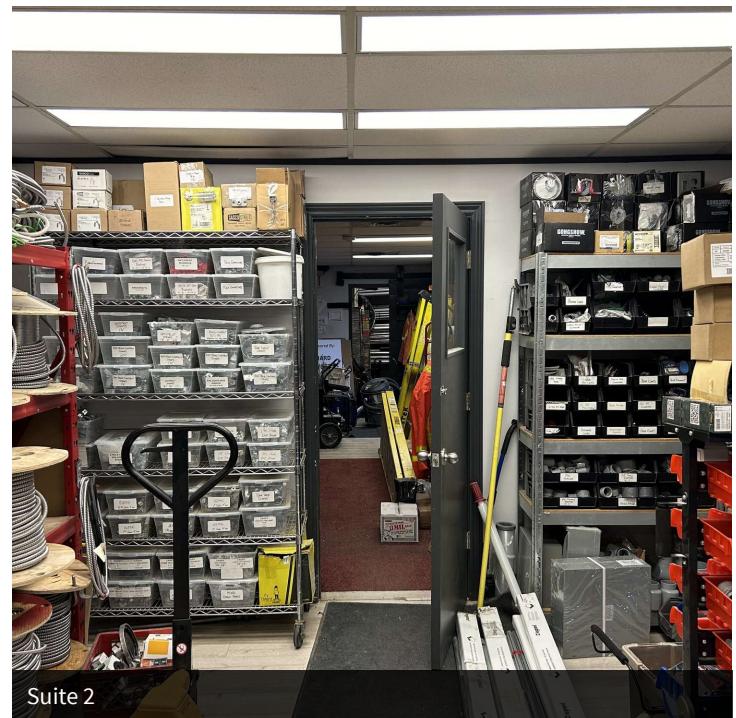
Suite 2



Suite 2



Suite 2



Suite 2

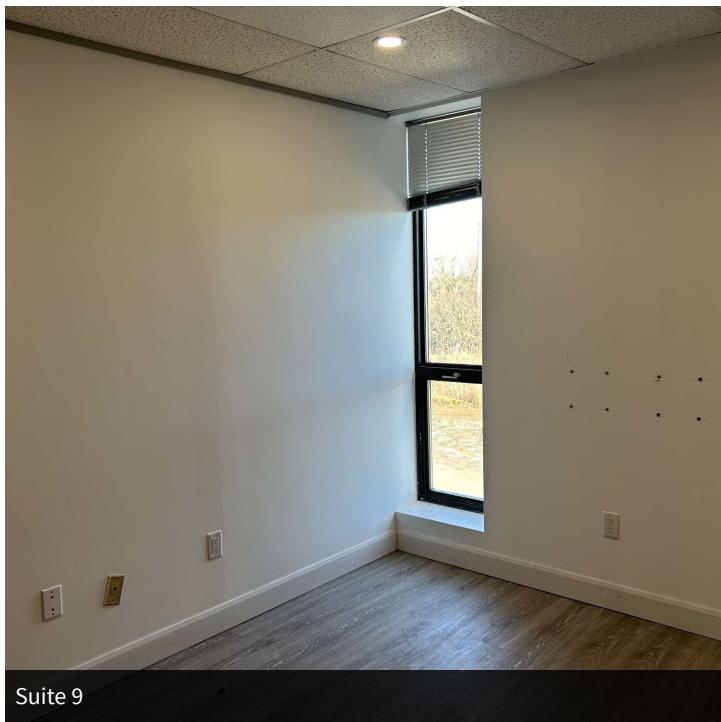
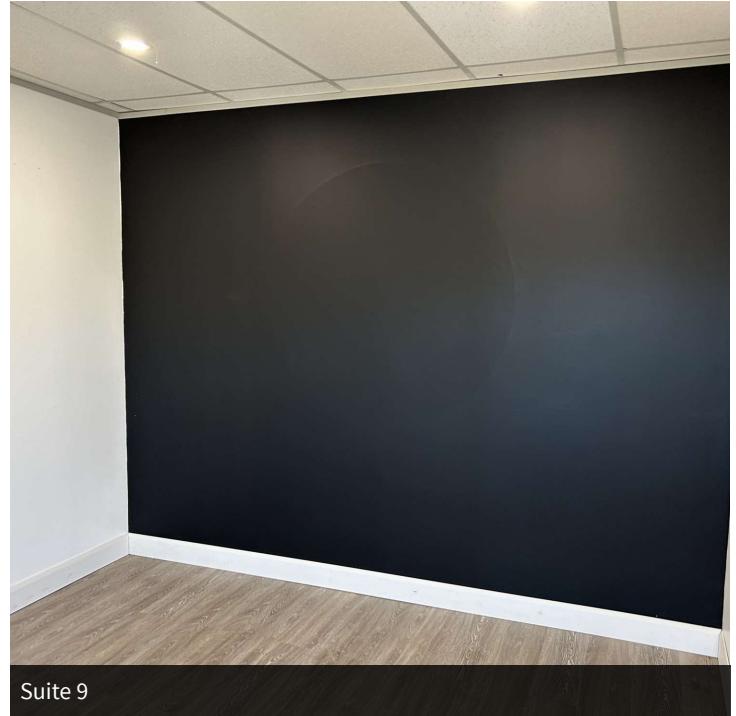
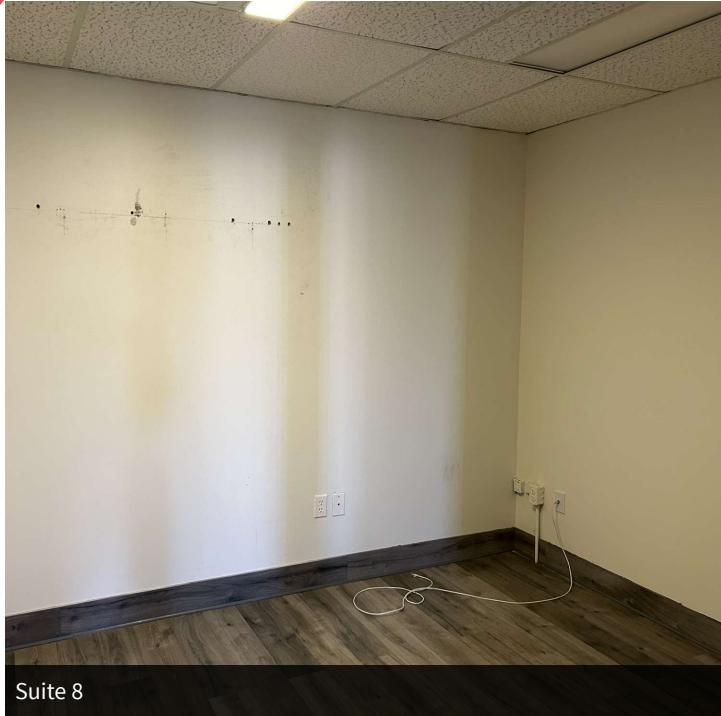
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Additional Photos



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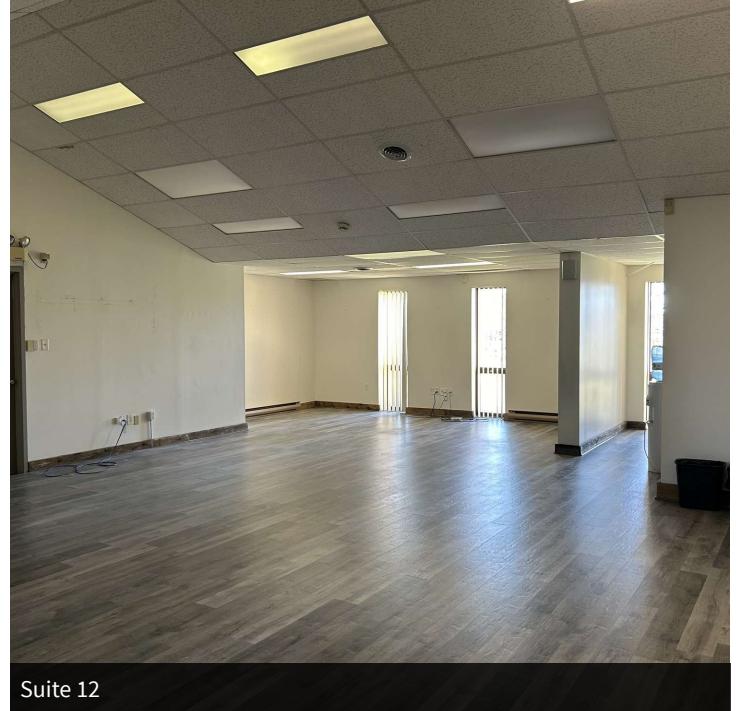
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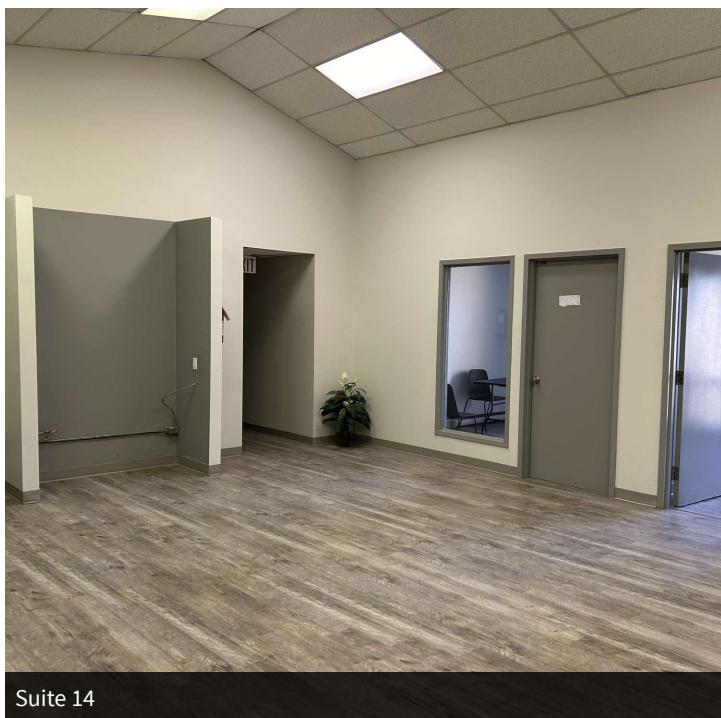
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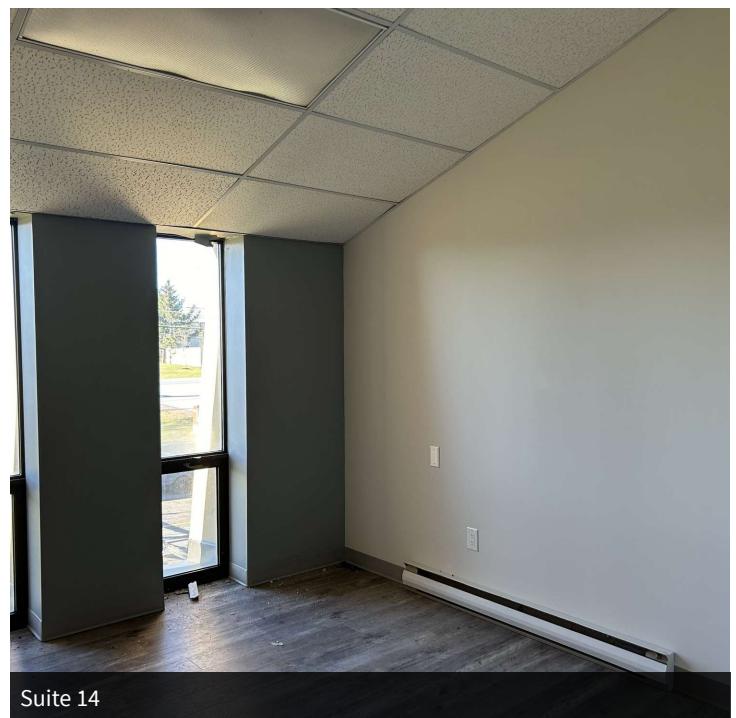
Suite 11



Suite 12



Suite 14



Suite 14

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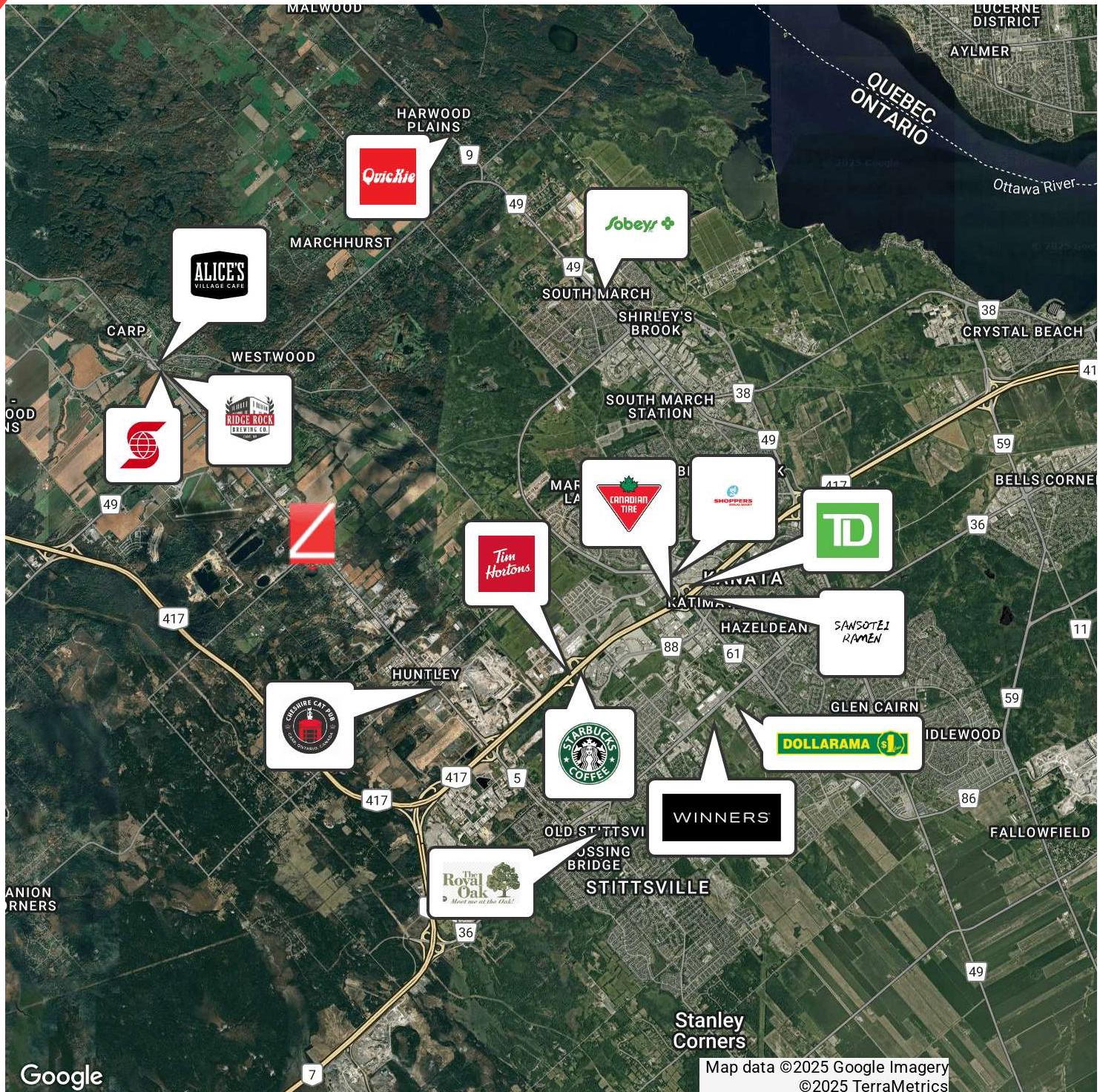
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Retailer Map



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