



**FOR SALE**

**SHOWROOM / WAREHOUSE SPACE**

## 126 Iber Road, Stittsville, K2S 1E9

### BUILDING FEATURES

- Seeing is believing; 7,000 sq ft meticulously maintained showroom/warehouse space,
- 100% Air conditioned, with state of the art security system, roll security door at the front entrance and security gate. The warehouse is serviced with dock loading
- 2.8 acres site (subject to hydro easement)
- 1,000 sq ft store building with heat and hydro service
- Great development potential or yard space

### LEASE DETAILS

ADDRESS	126 Iber Road, Stittsville, K2S 1E9
WAREHOUSE SPACE	1,789 sq. ft.
SHOWROOM SPACE	5,211 sq. ft.
SITE AREA	2.814 acres
ZONING CODE	IL(1559)
OCCUPANCY	Feb 2026
FRONTAGE	223.12 ft.
ENVIRONMENTAL	Underway



## GEOFFREY H. GODDING CPM

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**Property Tax 2024 \$ 50,597.27**

**Security \$ 1,098.36**

**Hydro \$ 10,399.89**

**Landscape \$ 5,489.12**

**Snow Removal \$ 7,001.07**

**Gas \$ 3,474.04**

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