

For Sale

**CBRE**

# 2460 Leitrim Road

Commercial/Residential  
Flex-Space

Ottawa, Ontario

LOCATED NEAR THE LEITRIM LIGHT RAIL TRANSIT STATION



\*Outline Not to Scale

# Commercial garage space with on-site residential dwelling

Introducing a unique opportunity on Leitrim Road, situated on 0.38 acres, this property features a modern commercial garage and a residential bungalow. The commercial garage, built in 2012, offers a spacious 1,584 sq. ft. and includes an office, storage room, and 1 bathroom, along with 3 bays, 2 furnaces, and 220 amp electrical service. The residential bungalow has recently been upgraded with a new roof and windows and features 2 bathrooms. Additionally, each property has its own separate tax bill.

## Key Highlights

\$1.75M

Purchase Price

1,584

Garage Size (SF)

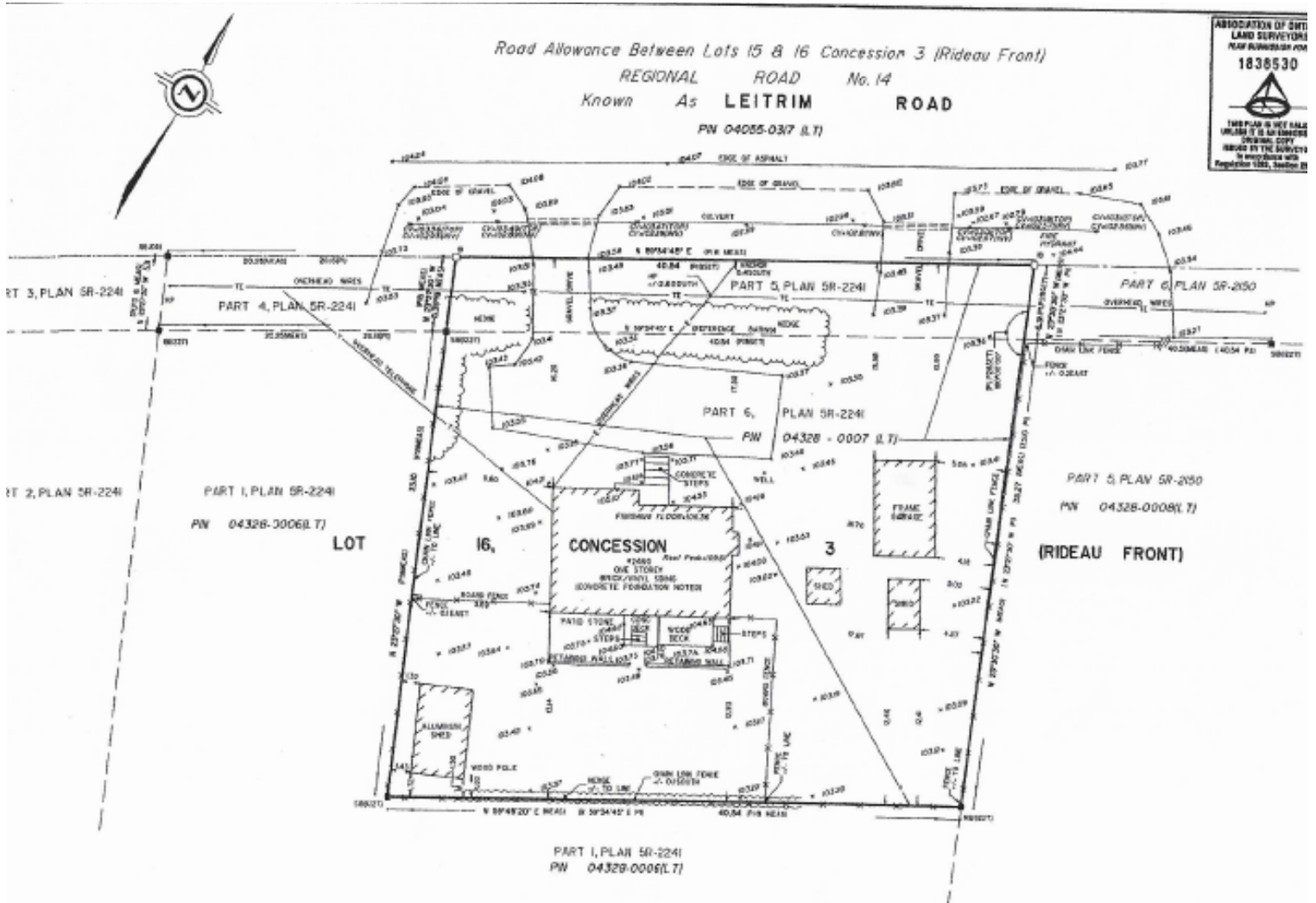
2012

Year Built

## Property Details

Legal Description	CON 3RF PT LOT 16 RP 5R2241;PART 5 TO 6
PIN	043280007
Property Size	28,524 square feet   0.38 acres
Property Dimensions	133 feet frontage 126 feet depth
Electrical	220 amp
Services	Municipal Services (including City Water, Storm, Sanitary), Natural Gas, Hydro and Telephone
Zoning	IL2 H(14)
Taxes (2024 Final)	\$5,240.65

# Site Plan



2460 Leitrim Road | Ottawa, ON

# Location

2460 Leitrim Road is in close proximity to the Leitrim park and ride and the now running Stage 2 LRT Leitrim Station, making it a highly accessible location. Located slightly East of the Macdonald Cartier Airport and near the corner of Leitrim and Albion Road. The property fronts on Leitrim Road.



Photo Credit: OCTranspo.com



## Contact Us

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