

FOR LEASE - COMMERCIAL PROPERTY

38 VALCOURT ST, GATINEAU, QC



Commercial Opportunity

38 Valcourt St. 1,997 - 2,694sf industrial space

This one-story multi-unit Industrial building has two double units available. All units offer grade level loading and access to the interior common area and are ideal for storage or a workshop and have functional office areas. The units cannot be subdivided.

Located less than 20 minutes from downtown Ottawa with easy access off Autoroute 50 onto Blvd. la Verendrye West. There are many shops and restaurants within minutes for quick access.

Regional Group
1737 Woodward Drive, 2nd
Floor
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Todd Beech
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Property Highlights

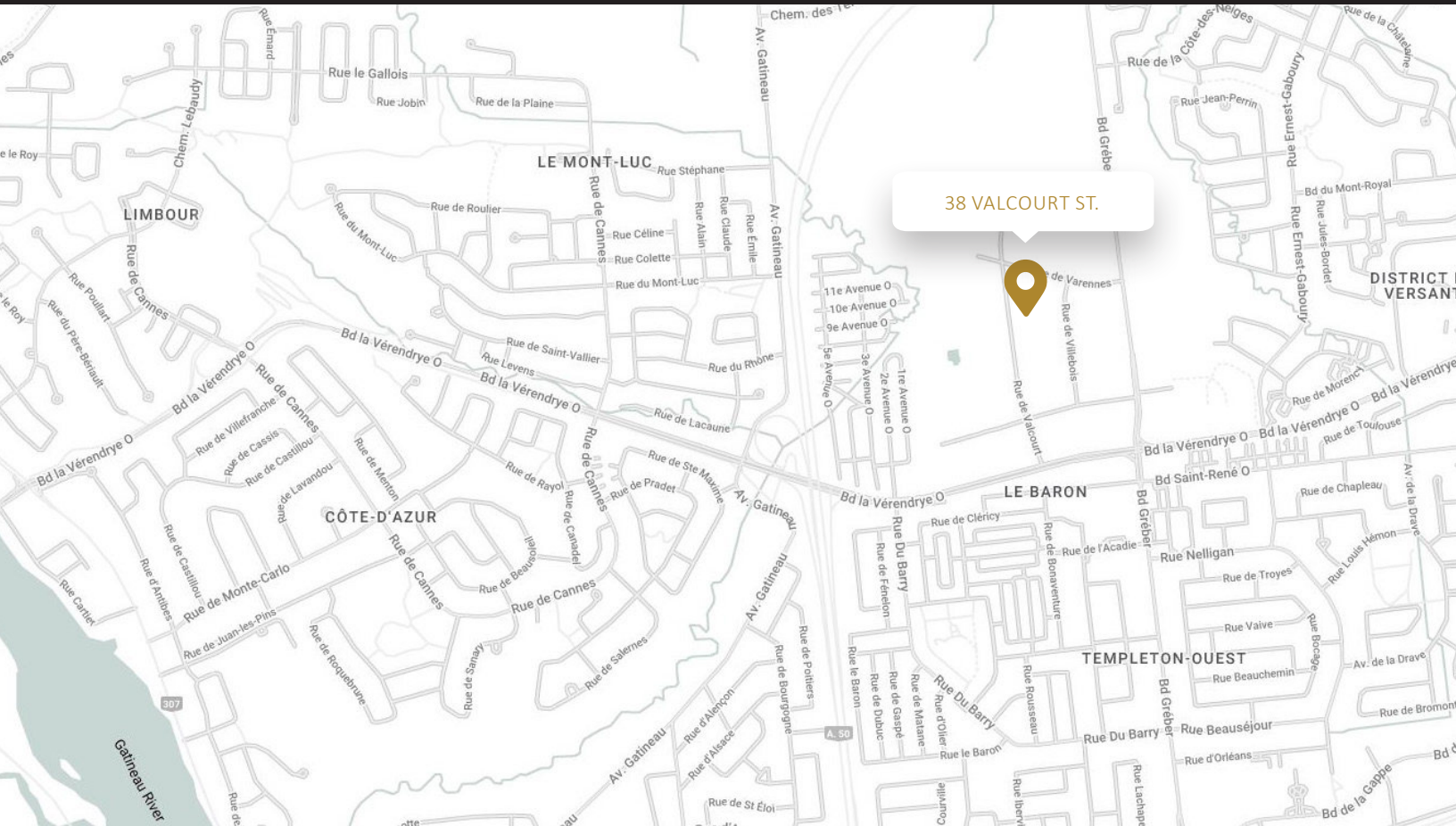
- Easy quick access to the main autoroute
- Less than 20 minutes to downtown Ottawa
- Well maintained building
- Close proximity to restaurants, cafe's and shopping
- Strong tenant base
- Shared common washroom
- Competitive rates



Availability & Rates

Unit	Area (sf)	Gross Rent (PSF)	Availability
4 & 6	1,997	\$17.50	Immediate
8 & 10	2,694	\$17.50	Immediate

TI Allowance – Negotiable

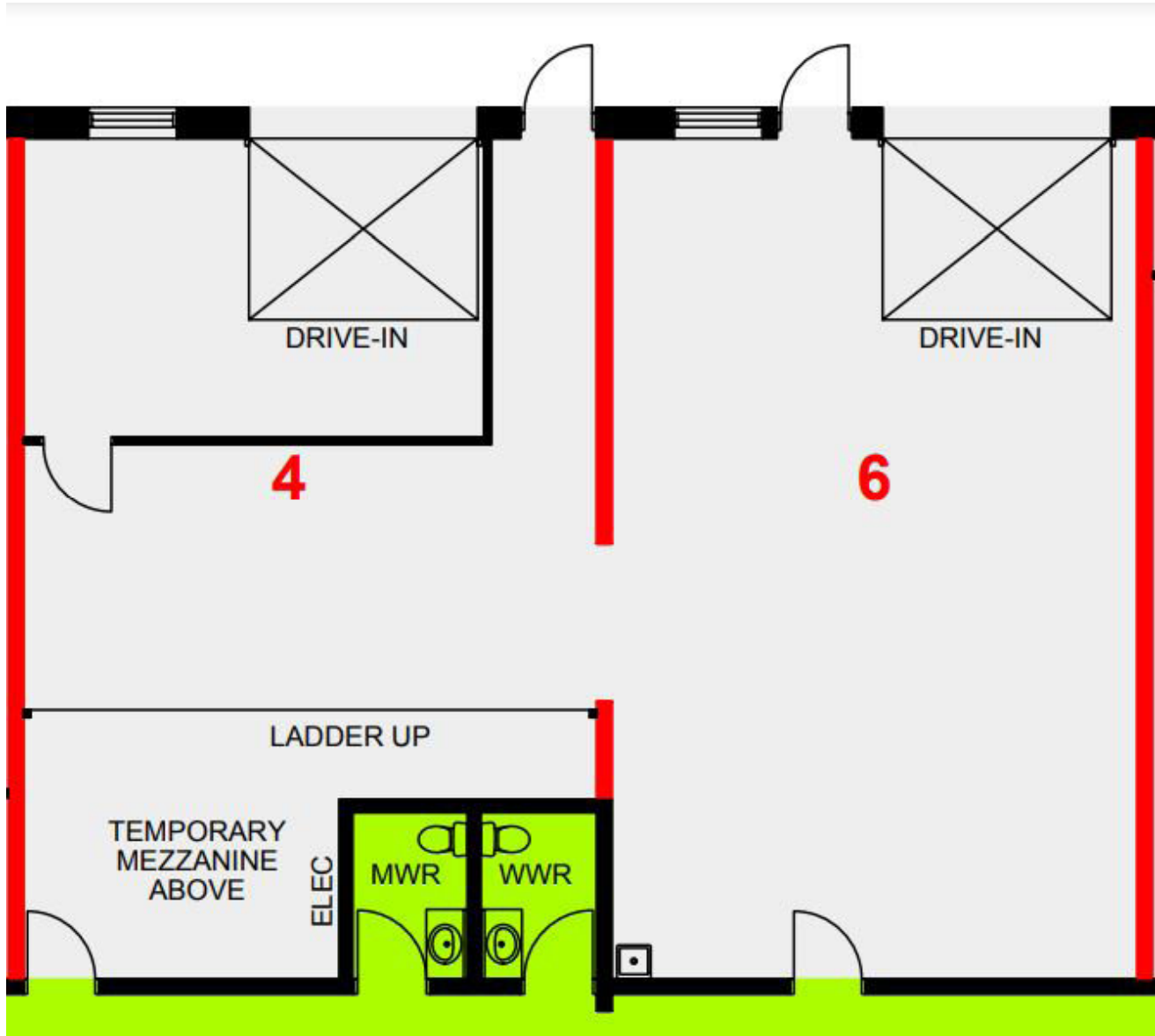


Property Specifications

Year Built	Aprox. 1986
Construction	Concrete & Brick
Exterior Walls	Brick walls & Cement cinder block partitions
Roof Type	Flat roof , membrane shingle
Ceiling Height	12'
Power	120/240V 150 Amps
Loading Facilities	Ground level
Air Conditioning	N/A
Heat	Natural Gas Forced Air Space Heaters
Sprinklered	No
Parking Spots	General

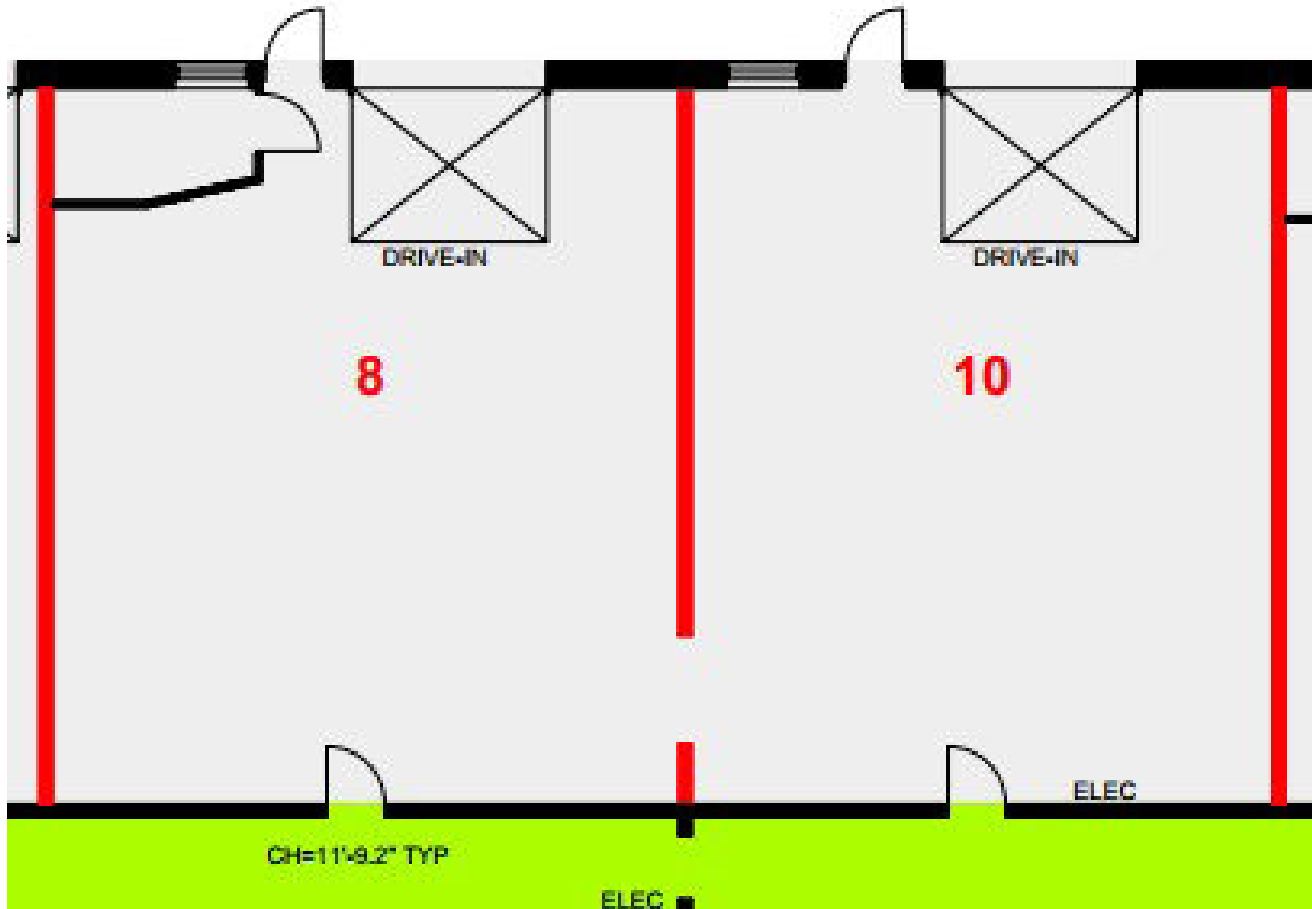
Unit 4 & 6

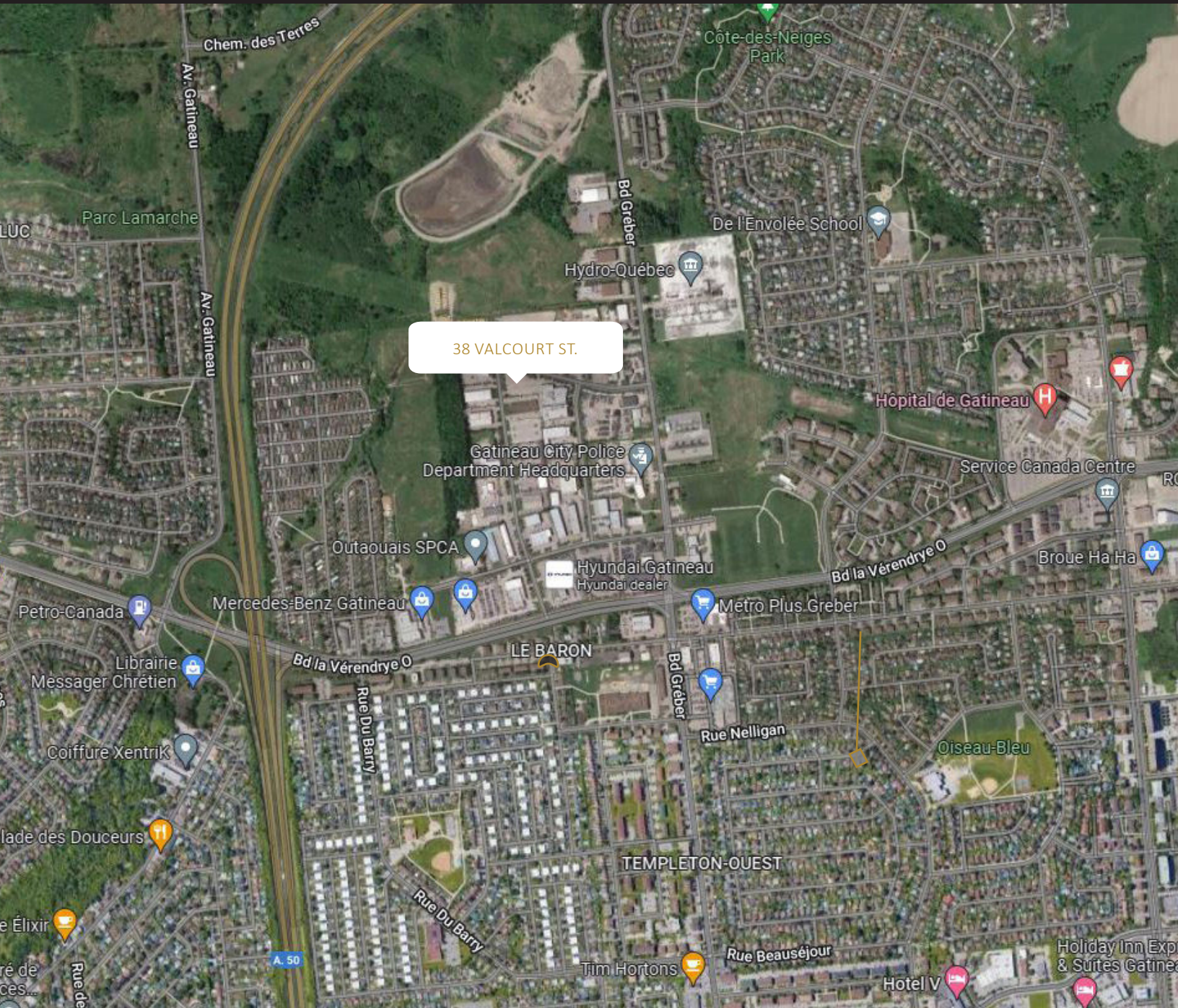
1,997 sf total



Unit 8 & 10

2,694 sf total





Contact us

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