

1501

Sieveright Road

Multi-bay industrial opportunity

FOR SALE



PARADIGM
COMMERCIAL





Property Overview

1501 Sieveright, Ottawa, ON

Rare opportunity to acquire a multi-bay industrial building in a well-established South Ottawa industrial node. This ~29,700 SF building features 11 bays with 8+ drive-in doors (10x12), offering excellent flexibility for construction, trades, small-format manufacturing, and other light industrial uses. Zoning allows for automotive servicing. Updated Phase I.

MLS #	1234567
Zoning	IL2 H(14)
Land size	1.36 acres
Annual tax	\$82,057 (2025)

\$9,750,000

~29,700 SF



Established industrial node



Clear height: 14 FT



Flexible possession



30 parking spaces

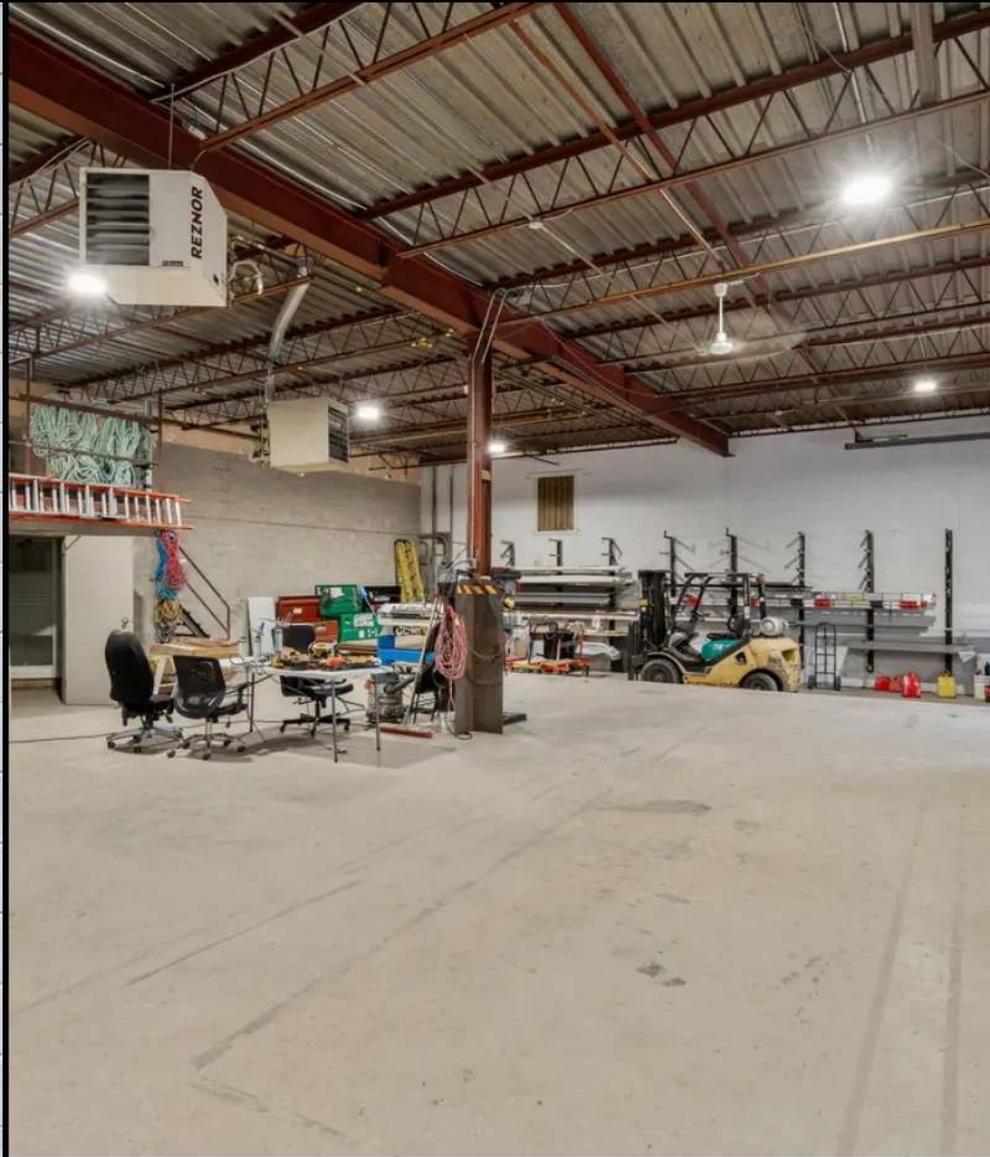


8+ drive-in shipping doors



3-phase power available



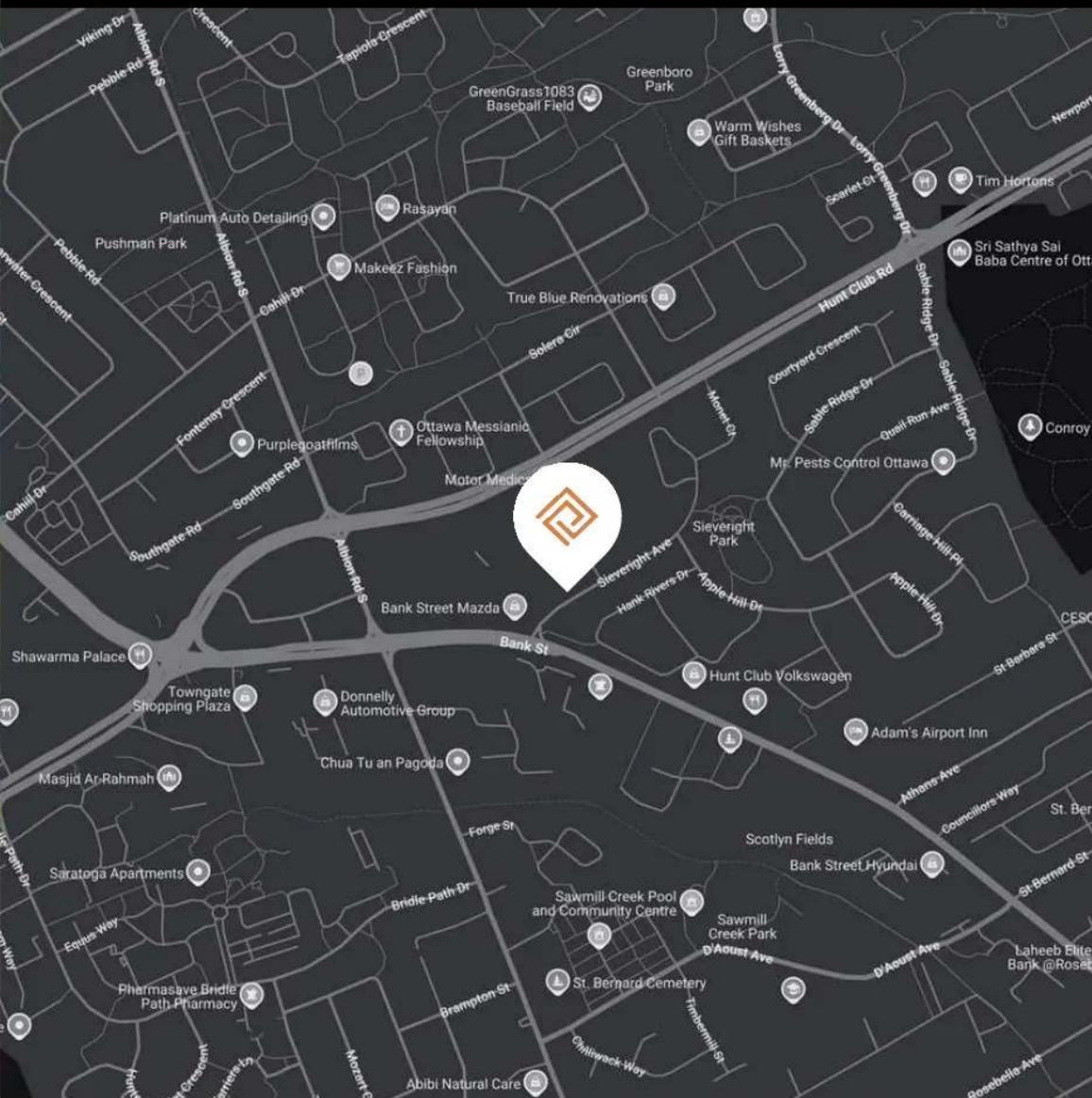




BANK STREET

HUNT CLUB RD





Strategic Location

Located just off Bank Street near Hunt Club Road, the property is minutes from the Ottawa International Airport and close to South Keys Shopping Centre, major retailers, restaurants, and transit.

 Proximity to highway 417

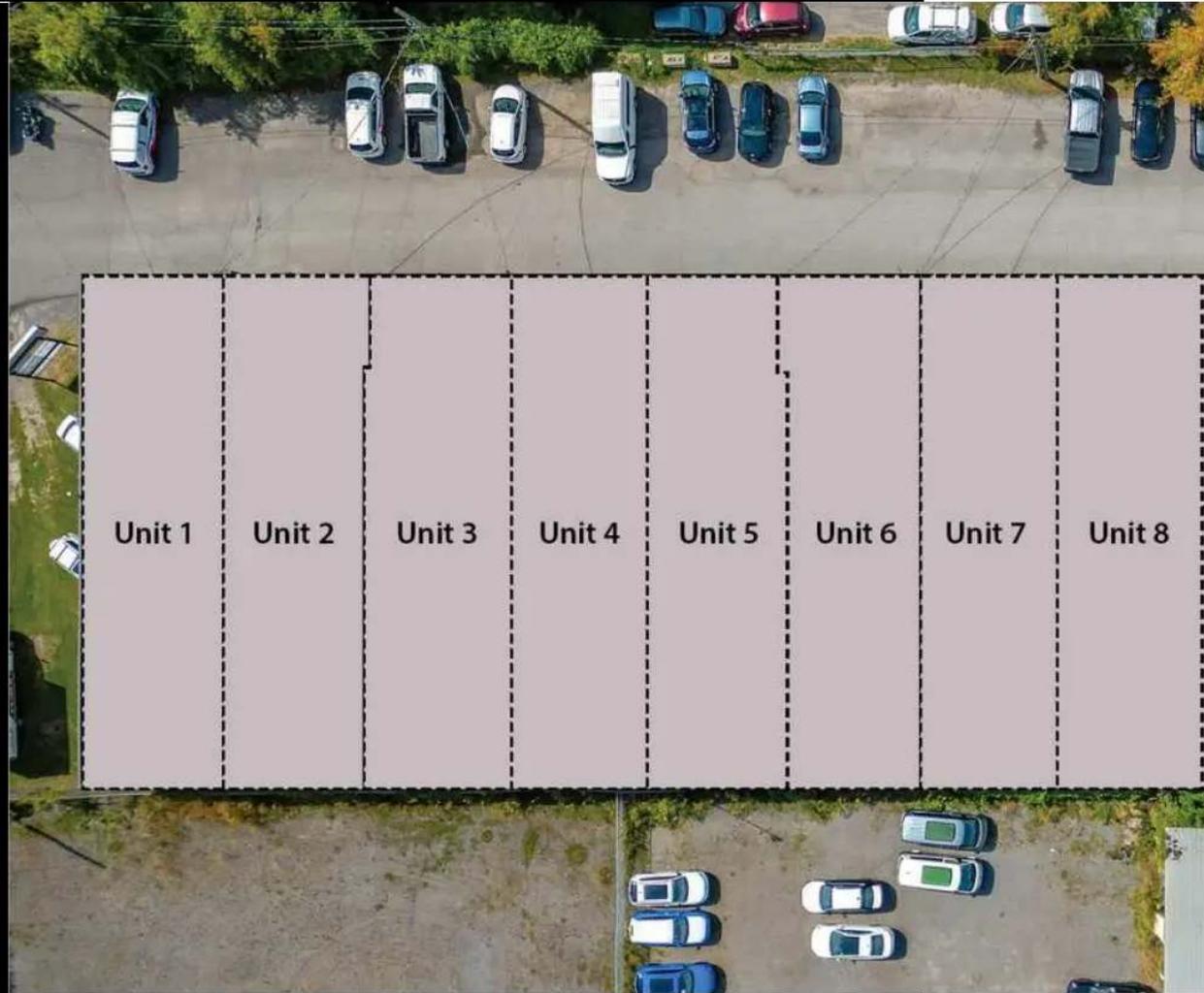
 Convenient access to LRT

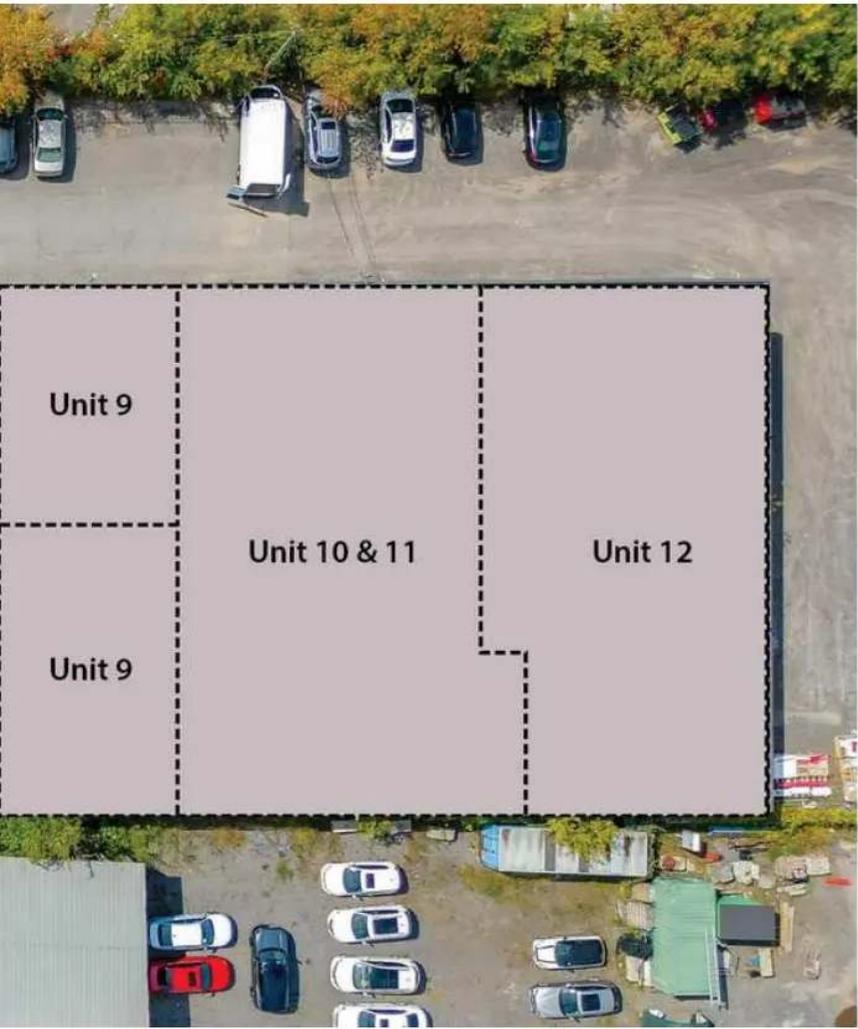
 5 minutes to the airport



Site Plan

The zoning allows for a portion of the property to be used for auto body and servicing - permitted uses that are increasingly difficult to obtain in Ottawa.





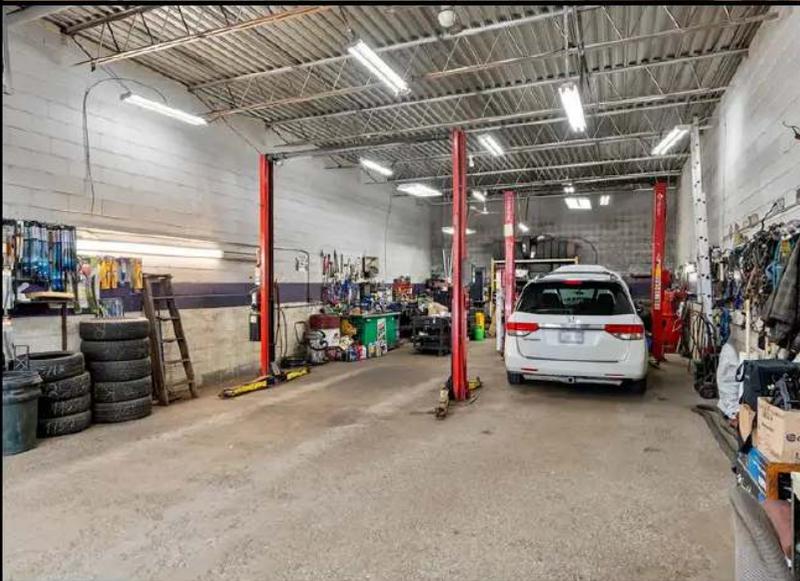


Exterior Photos





Interior Photos





Rare Opportunity

The building has seen recent upgrades including fresh exterior paint, new signage, and replacement of most overhead doors.

This accessible and highly functional asset is well-positioned for owner-users looking to secure a rarely available multi-bay industrial facility in a strategically located and service-rich area.





Sarah Vandenberg

BROKER OF RECORD

(613) 862-4980

paradigmcommercial.ca

Your commercial real estate specialist.



This brochure has been prepared by Paradigm Commercial Real Estate & Brokerage Inc. for informational purposes only. While every effort has been made to ensure the accuracy of the information presented, we do not guarantee its completeness or reliability. Any reliance on the content of this brochure is at the reader's own risk. Details, images, and descriptions are subject to change without notice. The information here is not an offer or contract. We do not guarantee the accuracy or reliability of the information. Prospective buyers or tenants should independently verify the information. We are not liable for any damages from the use of this brochure. The content is conceptual and for illustration only. Trademarks and logos are property of their respective owners.