

FOR SALE

1154 GABRIEL STREET

Ottawa, ON K1C1K8



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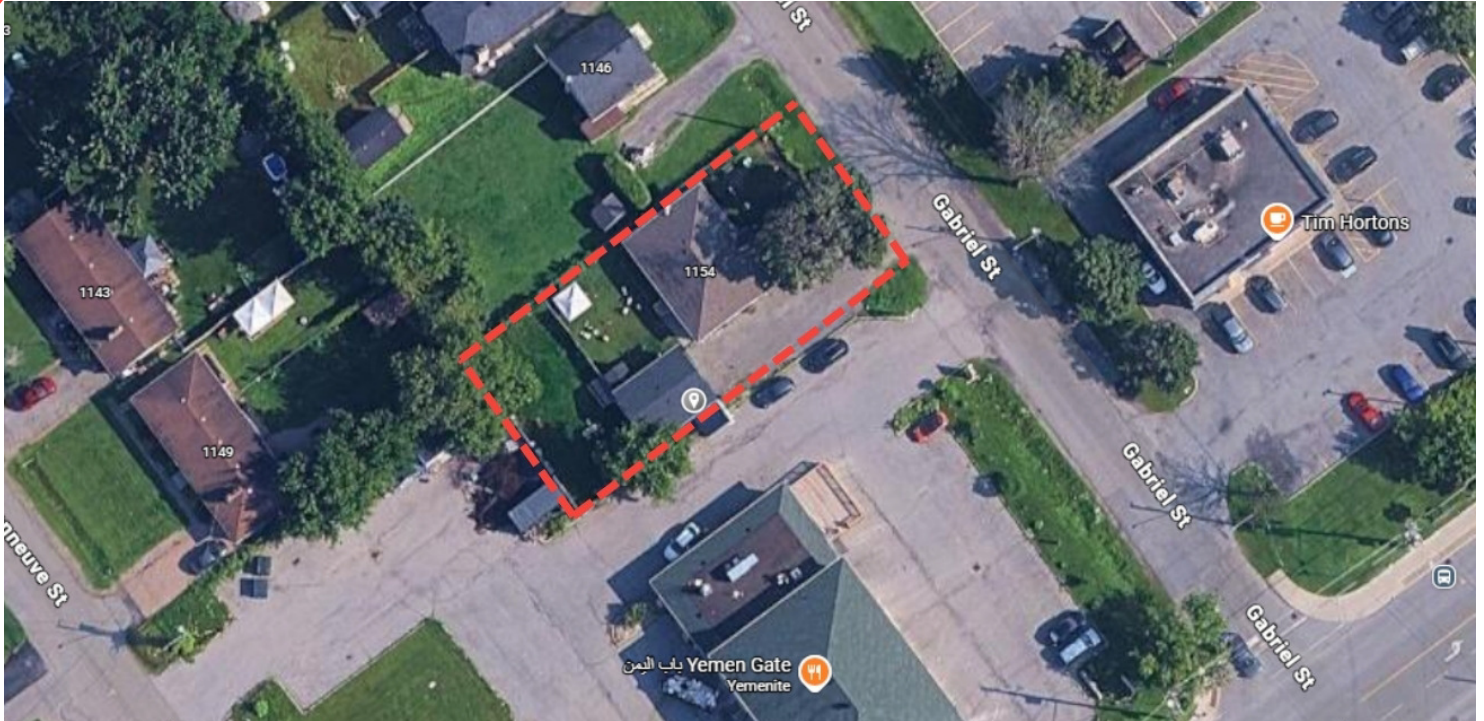
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REALTY
COMMERCIAL BROKERAGE

1154 GABRIEL STREET

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$975,000.00
Lot Size:	approx. 9,141 SF
Building Size:	approx. 2,500 SF
Property Taxes (2024):	approx. \$3,500.00

PROPERTY OVERVIEW

Standalone commercial building offering approximately 2,500 square feet of adaptable space ideal for daycare, office, retail, or service-based uses. The building features a mix of open areas, enclosed offices, two (2) washrooms and a kitchen over the main and lower levels. A fully fenced yard and detached 600 square foot heated workshop for additional storage or workspace complete this property. Located just minutes from the future Place d'Orleans LRT station with easy access to Highway 174. Benefitting from strong visibility and proximity to established neighborhood amenities including Place d'Orleans makes this an ideal opportunity for a wide range of business operations.

PROPERTY HIGHLIGHTS

- On-site parking
- Zoning: MC[2179] H(40)
- Current tenant's lease expires December 31, 2025

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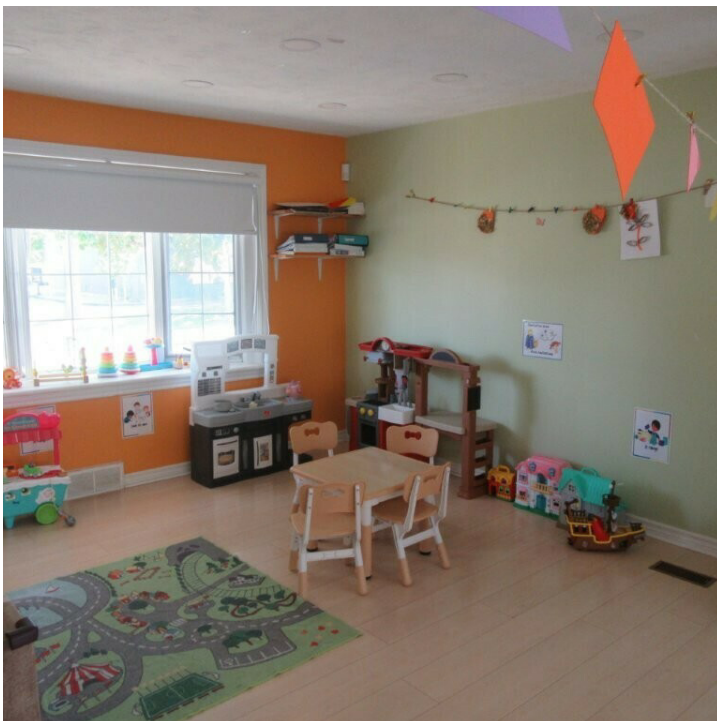
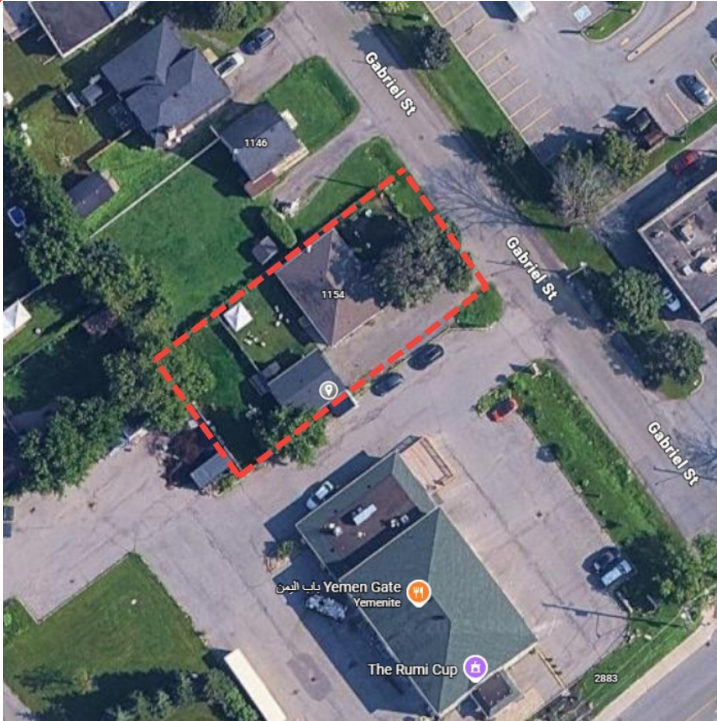
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Additional Photos



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Retailer Map



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