

FOR SALE

INDUSTRIAL/OFFICE SPACE

81 Auriga Drive, Ottawa, ON K2E 7Y5



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81 AURIGA DRIVE, OTTAWA, ON K2E 7Y5

Executive Summary



OFFERING SUMMARY

Unit:	#35
Sale Price:	\$585,000.00
Size:	1,800 SF
Zoning:	IG5
Property Tax:	approx. \$4,890.00/yr
Insurance:	approx. \$2,700.00/yr
Condo Fees:	approx. \$4,183.00/yr

PROPERTY OVERVIEW

Light industrial condo unit with mezzanine available for purchase. Features include one (1) garage bay door (grade loading) and open-concept warehouse/work area with 8' ceiling height and 100 amp service on the ground floor and one (1) boardroom/office/meeting room and washroom on the second floor (mez). Two (2) reserved parking spaces located in front of the garage and front door. Additional visitor parking located at the back of the building.

PROPERTY HIGHLIGHTS

- Located near the airport, with convenient access to Hunt Club Road
- Prominent signage available on building facade above unit and along Auriga Drive
- Property is ideal for a small distribution firm, sales repair depot, consultants, and more
- Furnishings and equipment available (at additional cost)
- Close to many great amenities including Baton Rouge, Starbuck's, Cora's, Five Guys, Lowe's, Jack Astor's, and Costco.

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Floor Plan



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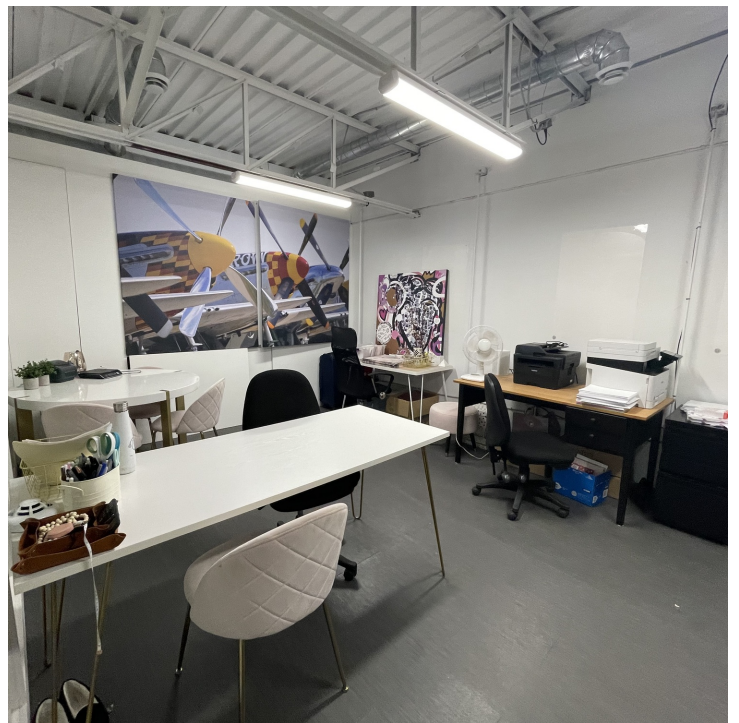
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Additional Photos



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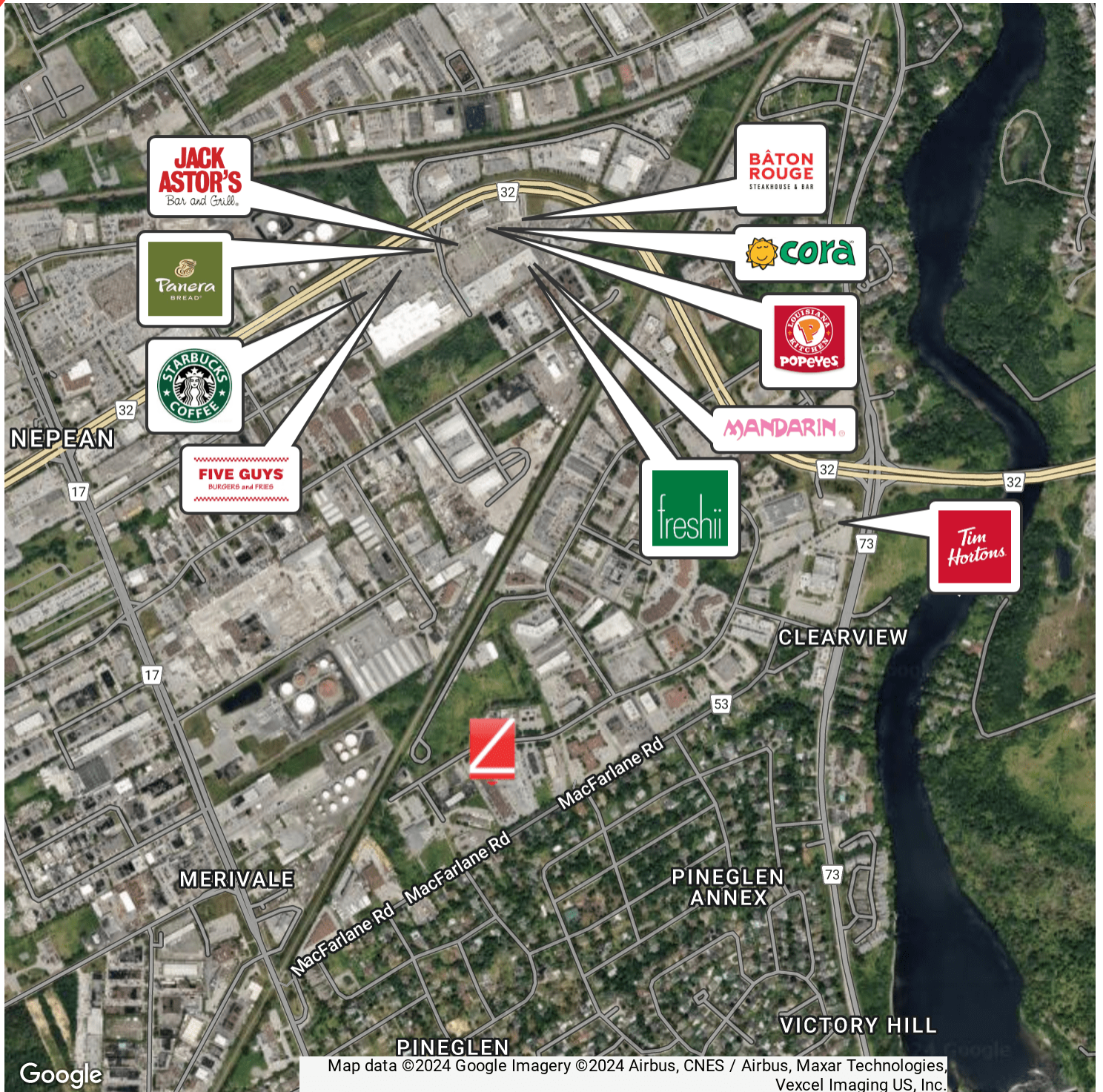
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Retailer Map



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