

137-143 Walgreen Road Carp, Ontario



View Listing

For Sale & Lease:
Office, Warehouse, & Land

Lennard:

420-333 Preston Street, Ottawa
613.963.2640 • lennard.com

Introduction to the Properties

Up to 4 acres of heavy industrial land and 6,500 SF warehouse.

The warehouse is equipped with four large drive-in doors (14' high x 10' wide), providing easy access for shipping, receiving, and storage operations.

Strategically located off Highway 417, with an on-ramp just 2 minutes down the road, the property offers exceptional accessibility for logistics, employees, and clients.

Each parcel can be severed and sold individually or acquired together as a complete package. This property offers tremendous flexibility and potential, making it ideal for investors and owner-occupiers alike.

The property is available for sale and for lease.

Contact the listing agents today to arrange a private showing or to obtain further details.

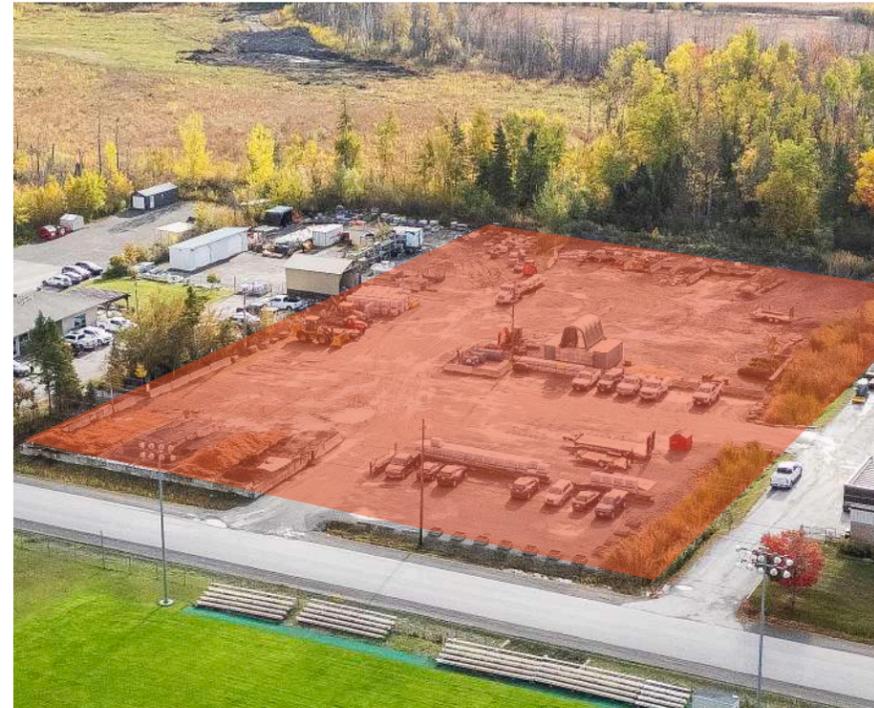
Property Overview

143 Walgreen Road Warehouse



Building Size	6,400 SF
Lot Size	0.973 acres

141,139,137 Walgreen Road Land



Lot Size	2.756 Acres
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Available Options

For Sale

Options Available	Property Type	Land Size (Acres)	Building Size (SF)	Price	Taxes	Availability	Notes
143 Walgreen Road	Warehouse	0.973	6,400	\$3,910,000	\$21,186.49	March 1, 2026	6,400 SF of warehouse space with mezzanine storage space above the office
137, 139, 141 Walgreen Road	Land	2.756		\$3,150,000	\$26,085.00	March 1, 2026	2.756 acres of land. Lots are all officially subdivided into 3 separate properties
1137,139, 141, 143 Walgreen Road	Warehouse & Land	4.707	9,900	Contact Listing Agent	\$69,557.85	March 1, 2026	Combination of the office, warehouse and land sold together

For Lease

Options Available	Property Type	Land Size (Acres)	Building Size (SF)	Net Rent (Monthly)	TMI	Availability	Notes
141 - 143 Walgreen Road	Warehouse/ Land	0.973	6,400	\$24,000.00	\$5.50 PSF	March 1, 2026	Warehouse and one parcel of land leased together
137, 139, 141 Walgreen Road	Land	2.756		\$24,000.00	\$5.50 PSF	March 1, 2026	2.756 acres of land. Lots are all officially subdivided into 3 separate properties

137-143 Walgreen Road Site Overview



141-137 Walgreen Road



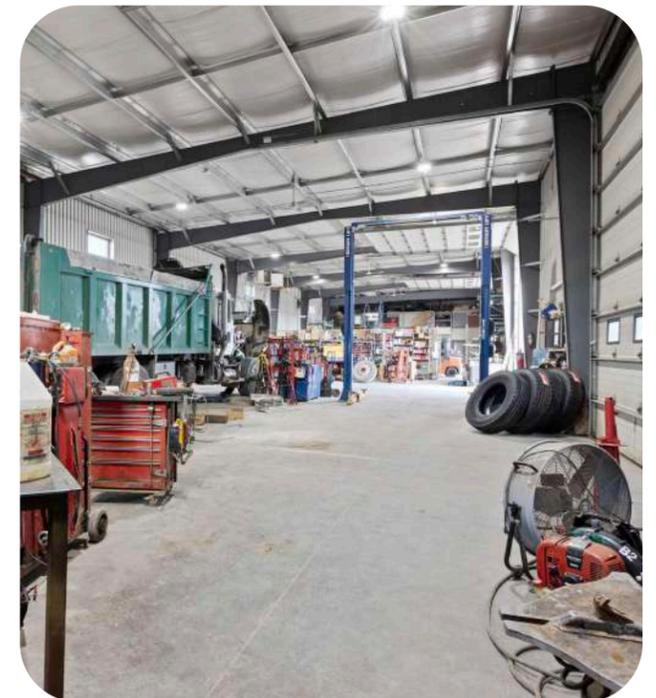
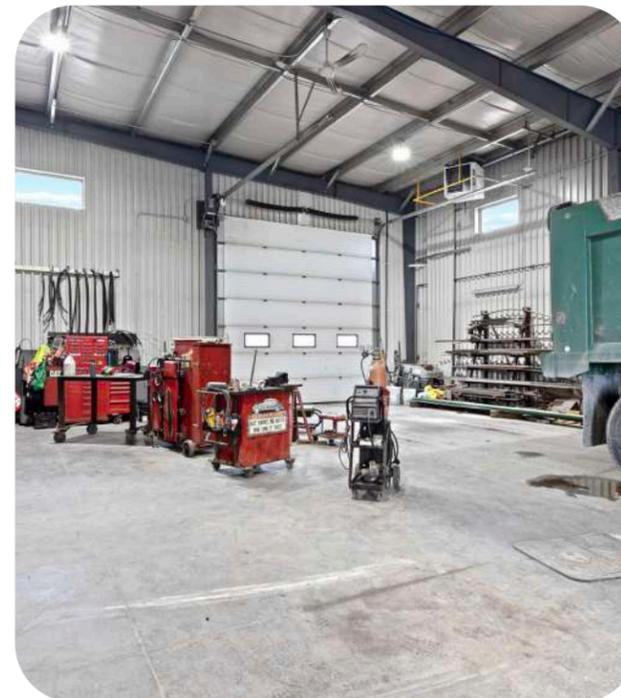
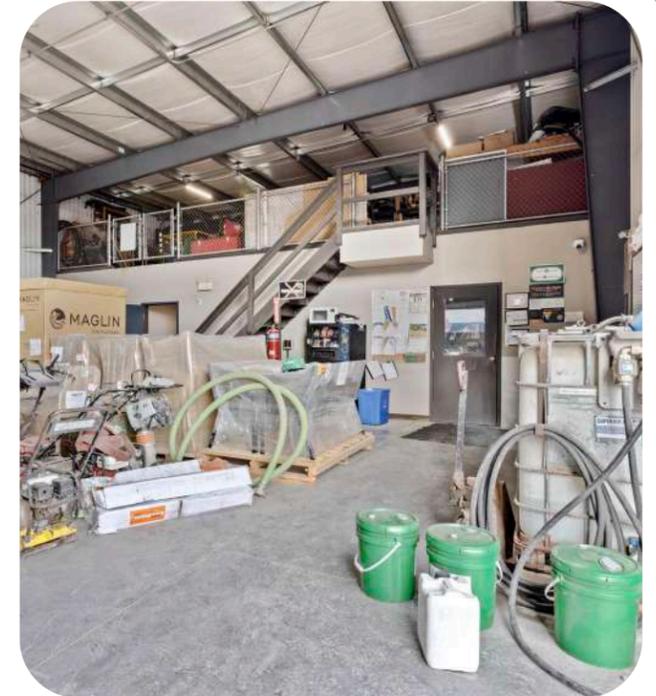
143 Walgreen Road

143 Walgreen Road Site Overview

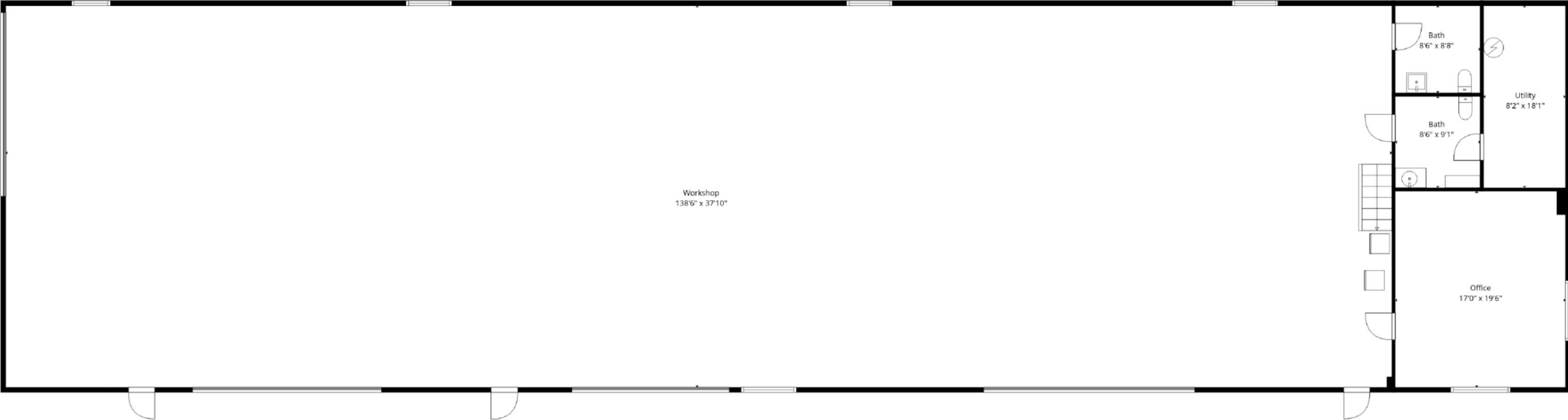
143 Walgreen Road Warehouse



Building Size	6,400 SF
Lot Size	0.973 Acres
Clear Height	16'5" - 18'5"
Loading	4-Drive-in Doors (14H x10W)
Comments	<ul style="list-style-type: none">• Column free throughout warehouse• 1 office, 2 washrooms and utility/ server room• Small yard space at back of property



143 Walgreen Road Floor Plan



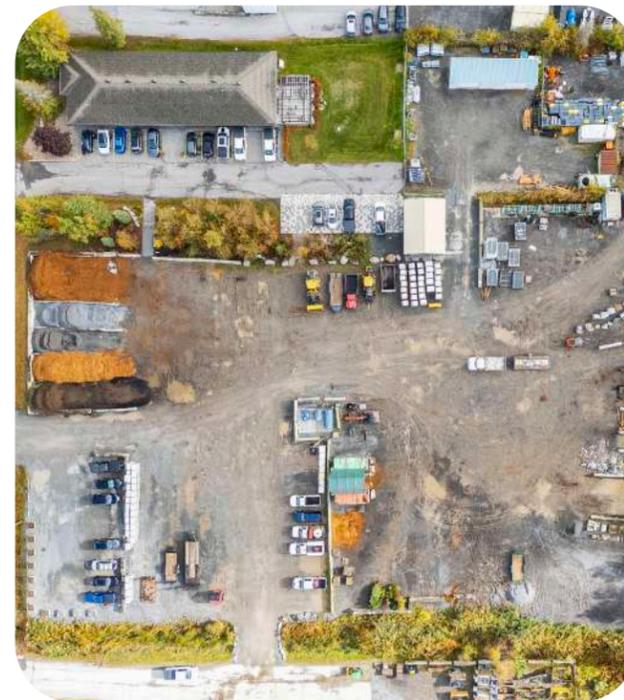
137, 139, 141 Walgreen Road Availabilities

137, 139, 141 Walgreen Road Land



Lot Size 2.756 Acres

- Comments
- Fully graded and graded
 - Fencing and jersey barriers surrounding most of the land
 - Power available to site
 - Land can be developed for future industrial developments



Amenities Map



ONroute

LCBO
GIANT TIGER
PETRO-CANADA
MR. LUBE

Independent
Your Independent Grocer
Starbucks

Tim Hortons
Scotiabank
Little Caesars

The BARLEY MOW
Tim Hortons
BEER STORE
GoodLife FITNESS
TOPPER'S PIZZA

McDonald's
petvalu
your pet • your store
SleepCountry

135-143 Walgreen Rd

Carp Road & HWY 417
Interchange
1.6 KM

To Ottawa
40 Minutes

STITTSVILLE



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