

2616-2626 Bank Street, Ottawa, ON K1T 1M9



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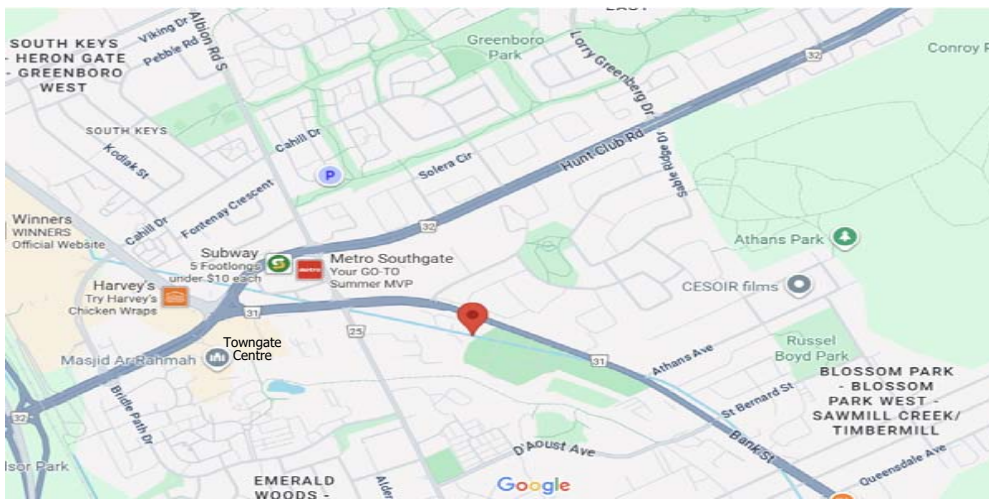
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DESCRIPTION: *Highlights*

- ✓ One-storey Commercial Building with walk-out basement and +/- 90 on-site parking. Presently the VCA Canada Alta Vista Animal Hospital. The property is being sold with vacant possession effective December 31, 2026, or sooner.
- ✓ This highly visible location is well located on the west side of Bank Street, south of Hunt Club Road, east of the Ottawa International Airport, in the south-end community of Blossom Park in Ottawa. Bank Street is the primary retail corridor. Housing consists of single family, semi-detached and townhouse dwellings, many of which are condominiums. Along Bank Street, land uses are automobile sales, restaurants, retail and grocery, professional services (medical, dental, veterinary medicine, insurance), banking, motels, mini-storage and cemetery land uses.
- ✓ The location has excellent visibility along Bank Street, with a high volume of traffic. Easily accessible via car or public transit. South Keys station is a stop on Ottawa's transitway system. Approximately 10 km to downtown Ottawa. Bank Street becomes Hwy 31 further south, linking up to 401 near Morrisburg.



Original Building (Mid-1980's)
2616 Bank Street



Newer Addition (2001)
2626 Bank Street



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Property Details



MUNICIPAL ADDRESS	2616-2626 Bank Street, Ottawa, ON K1T 1M9
OWNER	Alta Vista Animal Hospital Limited Partnership
PIN & LEGAL DESCRIPTION	2616 Bank St: PIN 04340-0014. Part of Lot 19, Registered Plan 141; Designated as Part 2 on Reference Plan 5R-7901, Ottawa 2626 Bank St: PIN: 04340-0844. Part of Lot 19, Registered Plan 141; Designated as Parts 1-3 on Reference Plan 5R-6208, Ottawa
SITE AREA	Land Area: 1.75 ac. +/- 368' (Bank Street) x +/- 427' (depth).
GROSS FLOOR AREA	Total Gross Floor Area of the 2 Sections: 25,646 sq.ft. including the first floor and walk-out basement. Original Bldg.: Newer Addition: Total GFA: 10,802 sq.ft. (mid-1980's) 14,844 sq.ft. (2001) 25,646 sq.ft.
DATE OF CONSTRUCTION OF THE 2 SECTIONS	Original Building: mid-1980's. Newer Building: 2001.
BUILDING UPGRADES	Interior of the building was specifically designed to accommodate a full service animal hospital. Interior consists of painted concrete block walls with ceramic tile flooring in high traffic areas. Ceilings are primarily dropped T-bar systems with recessed acoustic tiles, pot lights and LED lighting. Skylights provide additional natural lighting to the interior. Entry doors along the Bank Street frontage are enclosed double entrance vestibules. The Building possesses an elevator to facilitate movement between floors along with conventional stairwells.
ELECTRICAL (Buyer to verify)	800 amp service at AVAH - 400 amp to each side of the Building. 120 - 208 volts with a three phase four wire system.
HVAC (Buyer to verify)	Heat pumps use refrigerant to heat, slightly under 2 tons of heating capacity. most of these have a two-stage gas valve, low and high fire.
ROOF (Buyer to inspect and verify)	Roof consists of a near flat membrane roof over rigid insulation.
PARKING	Parking in front and the rear of the Building. +/- 90 parking spots on-site.
ASKING SALE PRICE!	\$6,750,000.00.
REALTY TAXES & CAM	Realty Tax: \$71,595.19 per annum (2025 Final). CAM: \$150,000.00 per annum (estimate 2025-2026).
LEASING DETAILS	2616 Bank St.: Ground floor original building: 5,401 s.f. Asking rent \$25.00 p.s.f. net. 2616 Bank St.: Basement original building 5,401 s.f. Asking rent \$12.50 p.s.f. net. 2626 Bank St.: Newer building ground floor 7,921 s.f. Asking rent \$25.00 p.s.f. net. 2626 Bank St.: Newer building basement 6,923 s.f. Asking rent \$12.50 p.s.f. net
ZONING (Buyer to verify)	Current zoning: AM H(30) - Arterial Main Street Zoning. https://documents.ottawa.ca/sites/default/files/zoning_bylaw_part10_section185-186_en.pdf
ENVIRONMENTAL (Buyer to verify)	Updated Phase I Environmental Report available upon request.
ACCESS/EGRESS	Great prominent frontage on Bank Street. Excellent access/egress provided by two entrances on Bank Street.
SIGNAGE	Excellent signage on the Building and the Pylon signage.
FINANCING	Buyer may treat as clear.

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Interior Photos



Newer Section - First Floor



Newer Section - First Floor



Original Building - First Floor



Original Building - First Floor



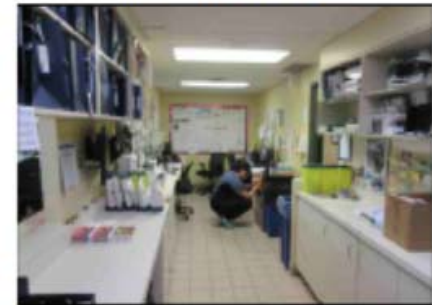
Newer Section - First Floor



Newer Section - First Floor



Original Building - First Floor



Original Building - First Floor



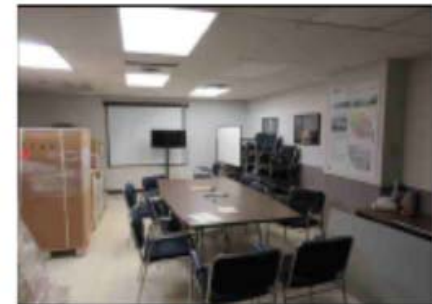
Newer Section - First Floor



Newer Section - First Floor



Newer Addition - Basement



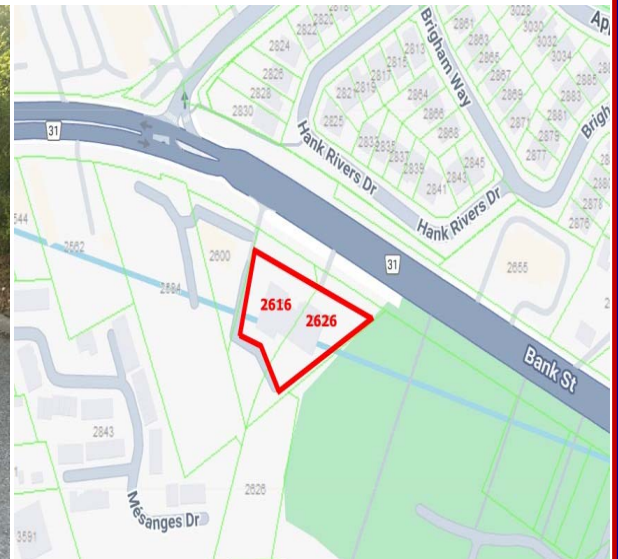
Original Building - Basement

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HVAC INFO:

Id	Name	BTU	Location	Tonnage	Make	Model Number	Serial Number	Year of Manufacture
537159	Carrier	120k to 180k	South	7.5 tons	Carrier	48TFE008-A-511HQ	4206G50254	2006
537160	Carrier	120k to 180k	South	7.5 tons	Carrier	48TFE008-A-511HQ	1606G20703	2006
537161	Ductless Heat Pump		Basement	2 tons	Fujitsu	AUU24RCLX	DUA004205	
537162	Ductless Heat Pump		Basement	2 tons	Fujitsu	AUU24RCLX	DUA003027	
537163	Lennox	cool only	North	1.5 tons	Lennox	CB26UH-018-R-230-1	6007D28404	2007
537164	RTU 1	200k to 400k	North	20 tons	York	ZJ240N32M2AAA3	N1M5165514	2015
537165	RTU 2	100k	North	3 tons	York	ZE036H10B2C1AAA1A1	N1B8507717	2018
537166	U1	120k to 180k	South	7.5 tons	Carrier	48TCED08A265A0A0A0	4809G20006	2009
537167	U2	120k to 180k	South	7.5 tons	Carrier	48TCED08A2G5A0B0AU	5009G50446	2009
537168	U3	82k to 115k	North	5 tons	Carrier	48HCEA06A2A5A0B0A0	1210G20191	2010
537169	U5	120k	North	3 tons	Trane	YSC036A3RHA0101	Z26100286L	2001
537170	W1 FreeZef		Basement		Keeprite	KEZA025L6-IS2B-8698	D82205212	2008
537171	York		Basement	AHU	York	ME12BN21A	W1A6305425	2016

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Zoning: AM – Arterial Mainstreet Zone (Sections 185-186)

The AM, Arterial Mainstreet zone represents the most common zoning designations along this stretch of Bank Street. The basic AM zone accommodates a broad range of uses including retail, service commercial, restaurant, automotive, office, residential and institutional uses at building heights up to 9-storeys, subject to compliance with the Official Plan and compatibility with surrounding residential uses. There is no minimum lot area nor lot width required in the AM zone specified in the zoning by-law. The present veterinary use represents a permitted use.

Permitted Non-Residential Uses

amusement centre
amusement park
animal care establishment
animal hospital
artist studio
automobile dealership
automobile rental establishment
automobile service station
bank
bank machine
bar
broadcasting studio
car wash
catering establishment
cinema
click and collect facility (By-law 2016-289)
community centre
community health and resource centre
convenience store
day care
diplomatic mission, see Part 3, Section 88
drive-through facility
emergency service
funeral home
gas bar
hotel
instructional facility
library
medical facility
municipal service centre
museum
nightclub
office
park
parking garage

payday loan establishment (By-law 2017-302)
personal brewing facility (By-law 2019-41)
personal service business
place of assembly
place of worship
post office
production studio
recreational and athletic facility
research and development centre
residential care facility (By-law 2011-273)
restaurant
retail food store
retail store
school
service and repair shop
sports arena
storefront industry, see Part 3, Section 99 (By-law 2018-171)
technology industry
theatre
training center
urban agriculture, see Part 3, Section 82 (By-law 2017-148)

Permitted Residential Uses

- (2) The following residential uses are permitted:
- apartment dwelling, low rise
 - apartment dwelling, mid rise (By-law 2014-292)
 - bed and breakfast, see Part 5, Section 121
 - dwelling unit
 - group home, see Part 5, Section 126
 - home-based business, see Part 5, Section 127
 - home-based day care, see Part 5, Section 129
 - planned unit development, see Part 5, Section 131
 - retirement home
 - retirement home, converted, see Part 5, Section 122
 - rooming house
 - stacked dwelling, see Part 5, Section 138 (By-law 2010-307)
 - townhouse dwelling, see Part 5, Section 138 (By-law 2012-334)(By-law 2010-307) (By-law 2014-189) (By-law 2018-206)

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