



849 Shefford Road, Ottawa, ON

# Investment Opportunity For Sale

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# Property Overview

<b>Address</b>	849 Shefford Road, Ottawa, ON
<b>Location</b>	Located in the east end of Ottawa in the Canotek Business Park off Montreal Road
<b>Building Area</b>	7,990 SF
<b>Site Area</b>	43,443 SF (0.997 Acres)
<b>Sales Price</b>	\$3,500,000
<b>Property Taxes</b>	\$9,438.47 (2024)
<b>PIN#</b>	043910829
<b>Legal Description</b>	PT LT 15, CON 10F, PART 1, 5R12841; GLOUCESTER
<b>Tenant</b>	Associate Veterinary Clinics (VCA)
<b>Term</b>	November 2015 – November 2029 (final renewal commences Nov 2024)
<b>Comments</b>	<ul style="list-style-type: none"><li>• 1-storey purpose-built animal hospital consisting of a gross floor area of 7,990 SF and room to expand in the rear of the building</li><li>• Building consists of reception area, waiting room, admin area, operating room, laundry room, examining room, offices, kennel area and pet grooming area</li><li>• Easy access from Highway 417</li><li>• Lots of amenities nearby</li><li>• Walking distance to local transit</li><li>• Minutes from LRT Station</li><li>• On-site parking</li></ul>

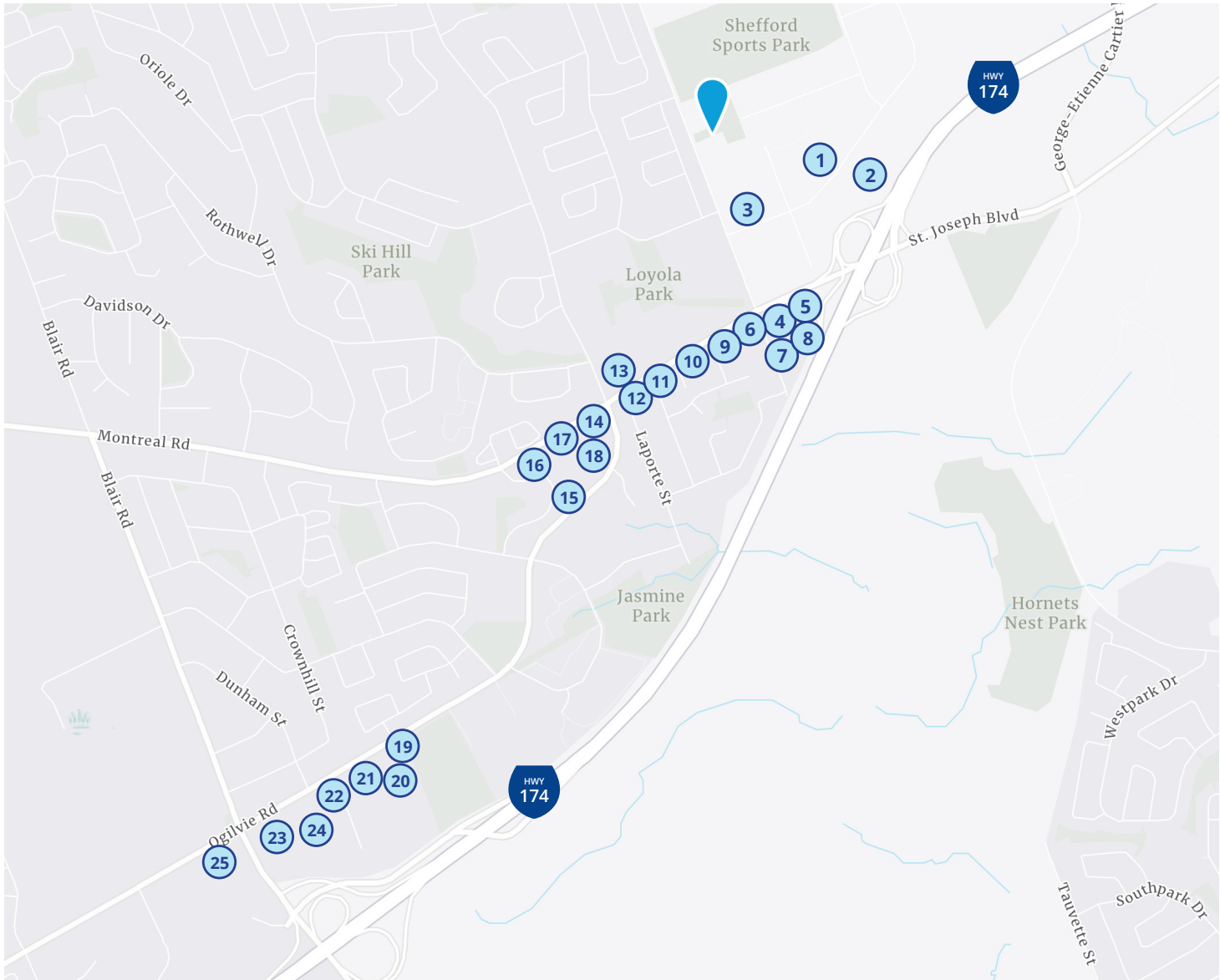




# Nearby Amenities

📍 849 Shefford Road

1	Gabriel Pizza
2	Pop's Panini's
3	The Medicine Shoppe Pharmacy
4	Subway
5	Dairy Queen
6	Petro Canada
7	Little Caesars Pizza
8	Atyab Shawarma And Donair
9	McDonald's
10	Tim Horton's
11	Dollarama
12	Gabriel Pizza
13	Circle K/Esso Gas Station
14	Popeyes Louisiana Kitchen
15	Metro
16	BMO Bank of Montreal
17	Pharmasave
18	Umbrella Burger
19	Crust & Crate
20	Pita Pit
21	Firehouse Subs
22	Shoppers Drug Mart
23	Canadian Tire
24	Costco Wholesale
25	LCBO





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