



FOR SALE

15 Capella Court, Unit 114, Ottawa, ON. K2E 7X1

BUILDING FEATURES

- This unit of 3,400 sq. ft. consists of a combination of ground floor office space and warehouse with grade loading door, 9' 9" (W) by 9' 10" (H). and production space mezzanine.
- 600 volt service with -- KVA Transformer. 19' 2" clear.
- The space is 100% air conditioned.

SALE DETAILS

ADDRESS	15 Capella Court, Unit 114, Ottawa, ON. K2E 7X1
SALE PRICE	\$ 939,000
2024 TAXES	\$7,665.71
WAREHOUSE AREA	700 sq. ft.
OFFICE AREA	1,300 sq. ft.
MEZZANINE AREA	1,400 sq. ft.
ZONING CODE	IG5
POSSESSION	Immediate





GEOFFREY H. GODDING CPM

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FINANCIAL INFORMATION:

- 2024 Taxes: \$ 7,665.71
- 2023 Hydro: \$ 4,800.00
- 2023 Gas: \$ 3,000.00
- Condo fee \$ 986.60 plus HST.

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