

# 1550 Laperriere Avenue

Ottawa, ON



Centrally Located Mixed-Use Commercial  
Property for Sale or Lease in Ottawa

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For Sale - \$8,250,000

For Lease - \$16.00/SF/Year Net

**AVISON  
YOUNG**



## Property Details

**Site Area**  
1.31 acres

**Zoning**  
IL H(11)

**Loading**  
Two (2) grade-level doors

**Total Building Area**  
33,591 sf

**Available Area**  
16,067 sf

**Parking**  
102 (~3.0:1,000sf)

## Property Highlights

### Centrally Located along the Carling Corridor

Strategically positioned on Laperriere Avenue, this central commercial corridor is surrounded by strong residential density and steady daily traffic. Minutes from Highway 417, Carling Avenue and Merivale Road, the property offers excellent accessibility and visibility for businesses.

### Flexible zoning with wide appeal

With light industrial zoning (IL H(11)), the property accommodates a broad range of uses. The 13,643 SF contiguous vacancy features high ceilings, multiple access points and ample parking. Most recently operated as an educational facility, the space is well-maintained with existing build-outs. Ideal for professional offices, light industrial uses, medical practices, fitness and recreation, and personal service businesses.

### Surrounded by high density redevelopment

Located just off Carling Avenue, one of Ottawa's busiest and most central corridors, the property is at the heart of a hub for new development. With numerous projects underway or in application, the area has been firmly established as one of the city's most desirable locations.

### Maintained to the highest standard

The property has been professionally managed with a consistent focus on preventative maintenance. Recent upgrades, including a new roof and new heat pump system, and ongoing care demonstrate pride of ownership, ensuring the building is well-positioned for long-term performance.



# Tenant Spaces



Suite 100 | Available Aug 2026



Suite 105 | Available Aug 2026



Suite 105 | Available Aug 2026



Suite 201 | Available immediately



Suite 201 | Available immediately



Suite 100 | Available Aug 2026

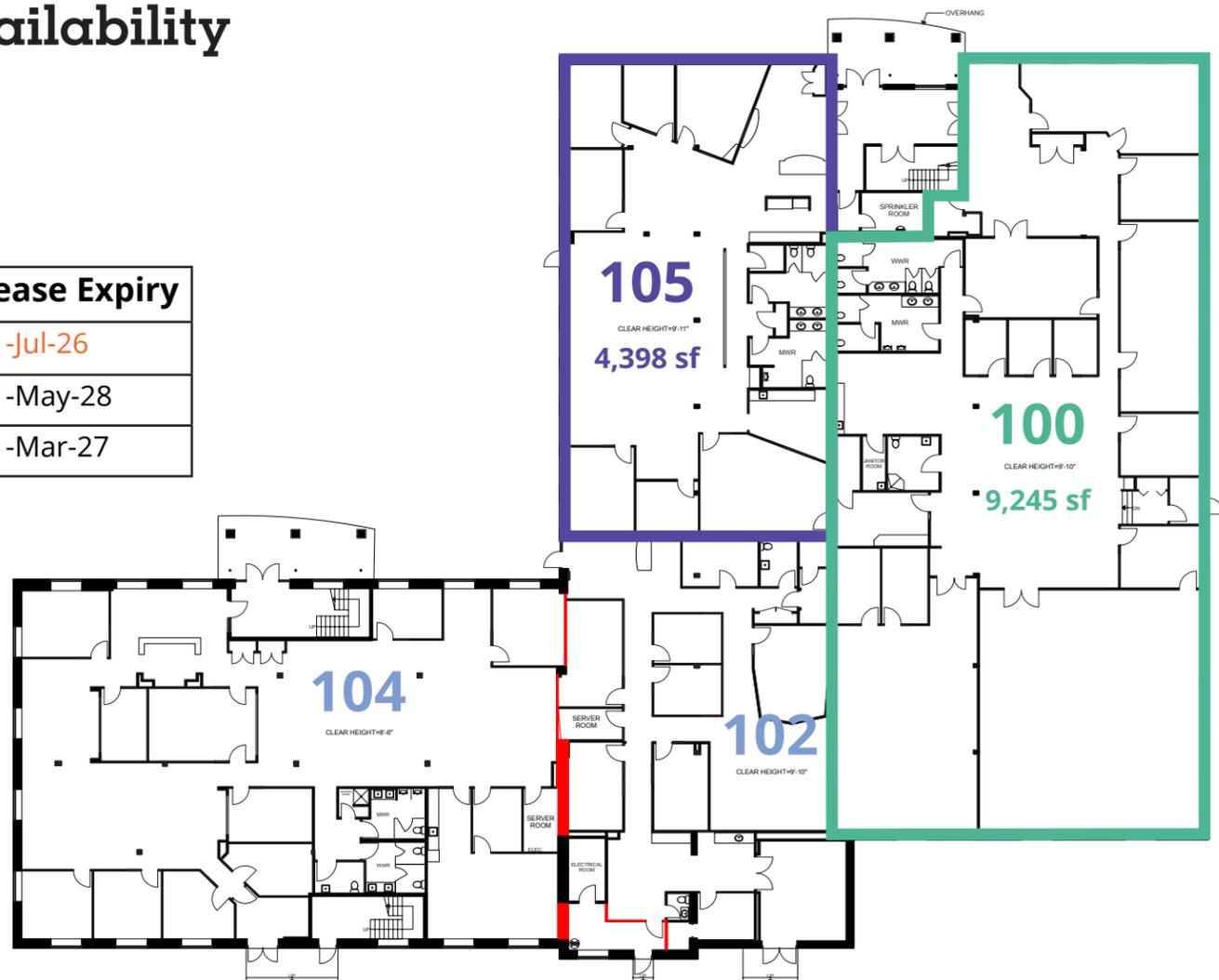
# Tenant Spaces



# Ground Floor Availability

## Rent Roll

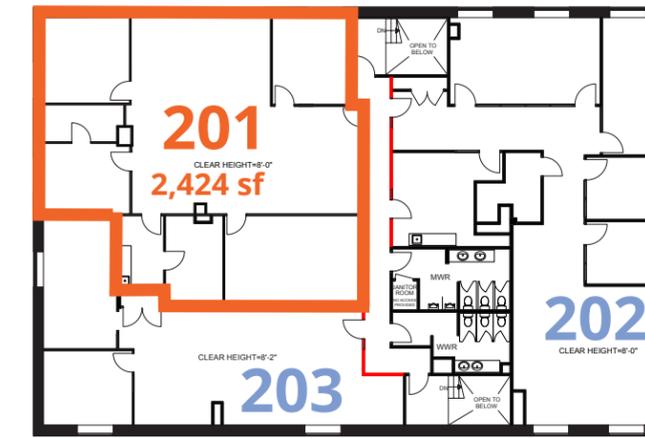
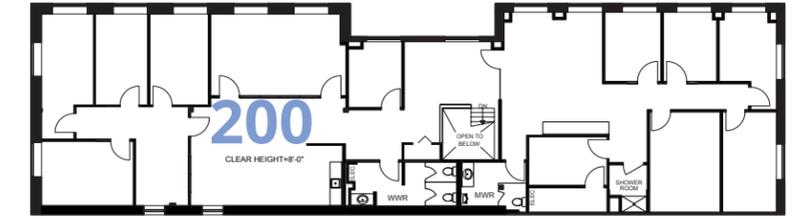
Unit	Area (SF)	Lease Expiry
100, 105	13,643	31-Jul-26
102	3,664	31-May-28
104	6,285	31-Mar-27



# Second Floor Availability

## Rent Roll

Unit	Area (SF)	Lease Expiry
200	3,877	31-Aug-27
202	2,425	31-Mar-27
201	2,424	Available Immediately
203	1,273	31-Oct-27



**Suite 100,105:** - Operating costs: \$12.31 (2025)  
 - Available August 2026

**Suite 201:** - Operating costs: \$12.31 (2025)  
 - Available Immediately

# Location Highlights

The property is exceptionally well located just off the Carling corridor, approximately 1 km from Highway 417. This prime central Ottawa setting is surrounded by a strong mix of commercial and residential uses, with major redevelopment projects transforming the area into a vibrant hub of activity. Excellent connectivity via Carling Avenue and Merivale Road ensures seamless access, supported by abundant nearby amenities for both businesses and residents.

	Landmark	Distance
01	Nearest bus stop	350m
02	Carlington Park	350m
03	Altea Active Gym	750m
04	Starbucks	750m
05	Tim Hortons	1.5km
06	Westboro	2.2km
07	Mckellar Heights	2.3km
08	Carlingwood Shopping Centre	2.5km
09	Nearest LRT Station (Tunney's Pasture)	3.9km
10	Hintonburg	4.2km



# Demographics (3km radius)



**88,412**

Population (2023)



**109,507**

Population (2033 projection)



**2.4%**

Annual growth rate (2023-2033)



**\$116,483**

Average household income



**\$106,875**

Average household expenditure



**14,927**

Average daily traffic count

Demographic data provided by CoStar Group.  
Traffic count is from OpenOttawa.ca, Laperriere Avenue and Kirkwood Avenue.

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# AVISON YOUNG

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For more information on this offering,  
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