

FOR LEASE - COMMERCIAL PROPERTY

38 VALCOURT ST, GATINEAU, QC



Commercial Opportunity

## 38 Valcourt St. 777 - 2,694sf industrial space

This one-story multi-unit Industrial building has two double units and one single unit available. All units offer grade level loading and access to the interior common area and are ideal for storage or a workshop and have functional office areas. The double units cannot be subdivided.

Located less than 20 minutes from downtown Ottawa with easy access off Autoroute 50 onto Blvd. la Verendrye West. There are many shops and restaurants within minutes for quick access.

Regional Group  
1737 Woodward Drive, 2<sup>nd</sup>  
Floor  
Ottawa, ON  
K2C 0P9

(613) 230-2100  
[info@regionalgroup.com](mailto:info@regionalgroup.com)  
[regionalgroup.com](http://regionalgroup.com)



## Property Highlights

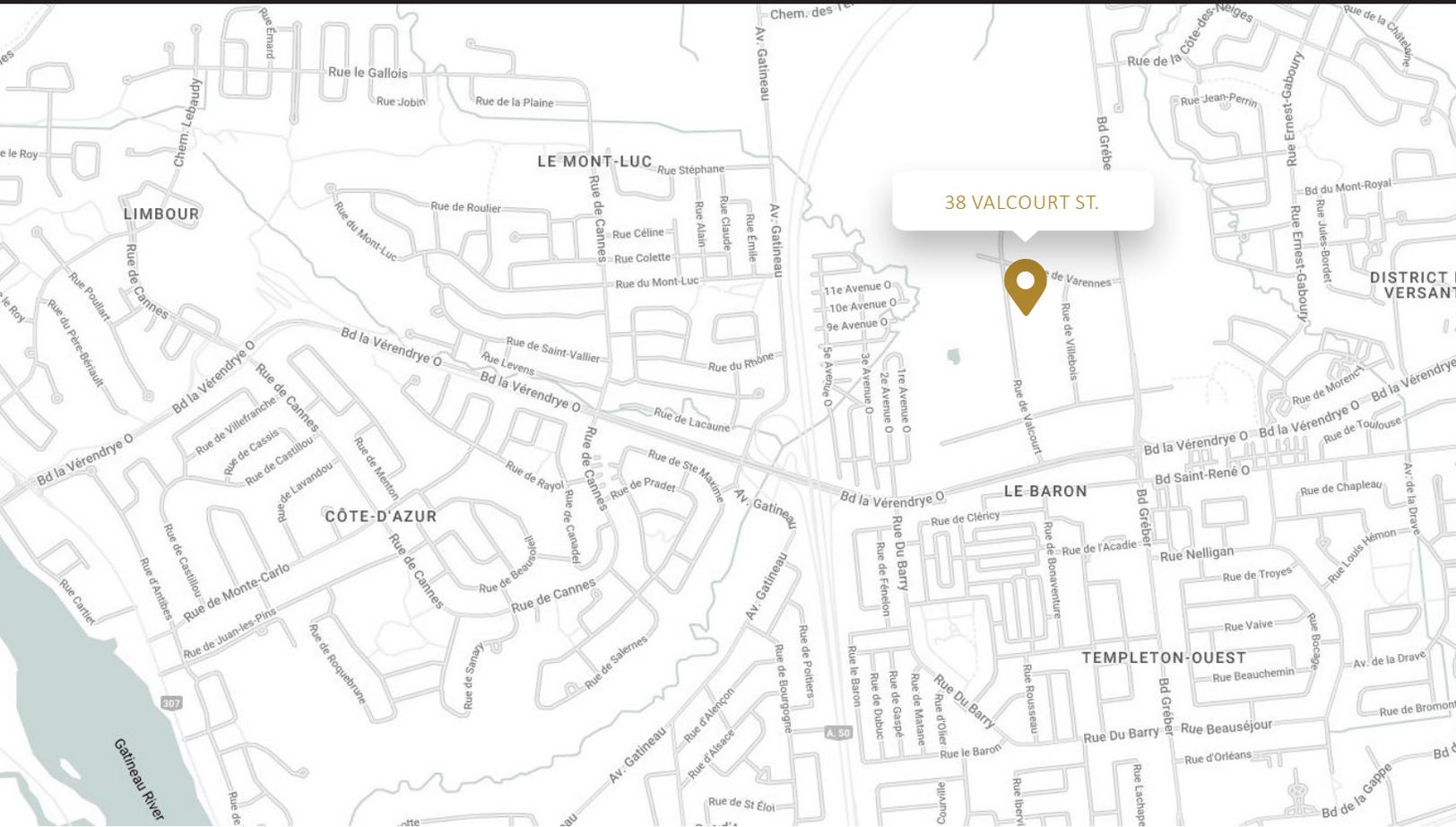
- Easy quick access to the main autoroute
- Less than 20 minutes to downtown Ottawa
- Well maintained building
- Close proximity to restaurants, cafe's and shopping
- Strong tenant base
- Shared common washroom
- Competitive rates



## Availability & Rates

Unit	Area (sf)	Gross Rent (PSF)	Availability
3	777	\$18.50	Immediate
8 & 10	2,694	\$18.50	Immediate

TI Allowance – Negotiable

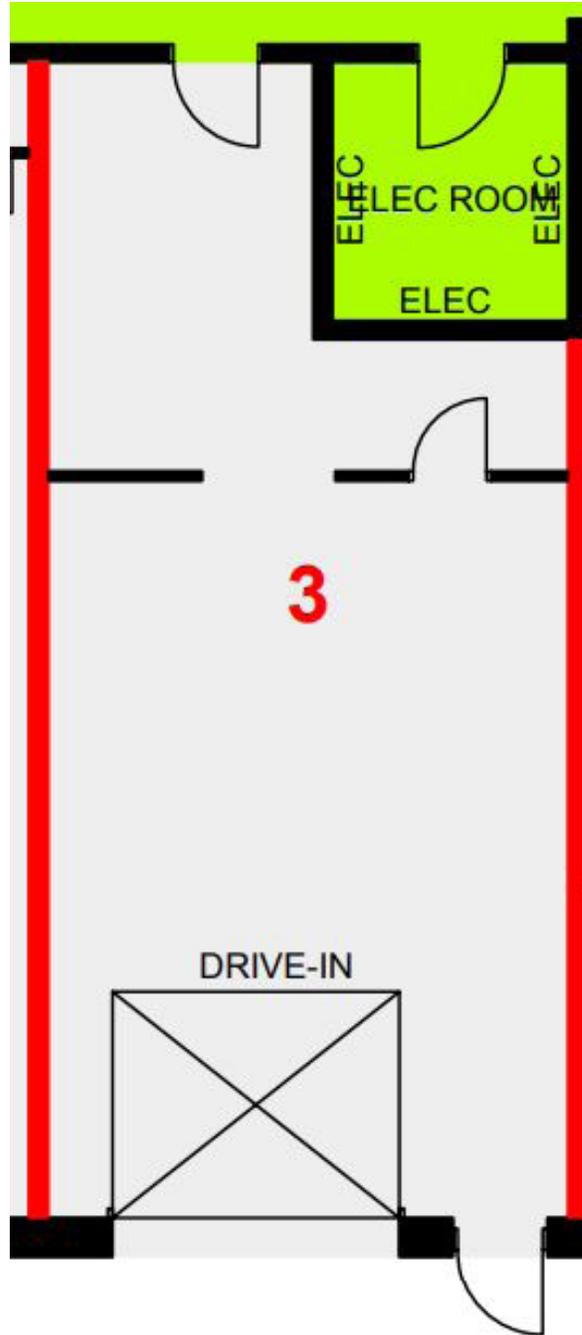


## Property Specifications

Year Built	Aprox. 1986
Construction	Concrete & Brick
Exterior Walls	Brick walls & Cement cinder block partitions
Roof Type	Flat roof , membrane shingle
Ceiling Height	12'
Power	120/240V 150 Amps
Loading Facilities	Ground level
Air Conditioning	N/A
Heat	Natural Gas Forced Air Space Heaters
Sprinklered	No
Parking Spots	General

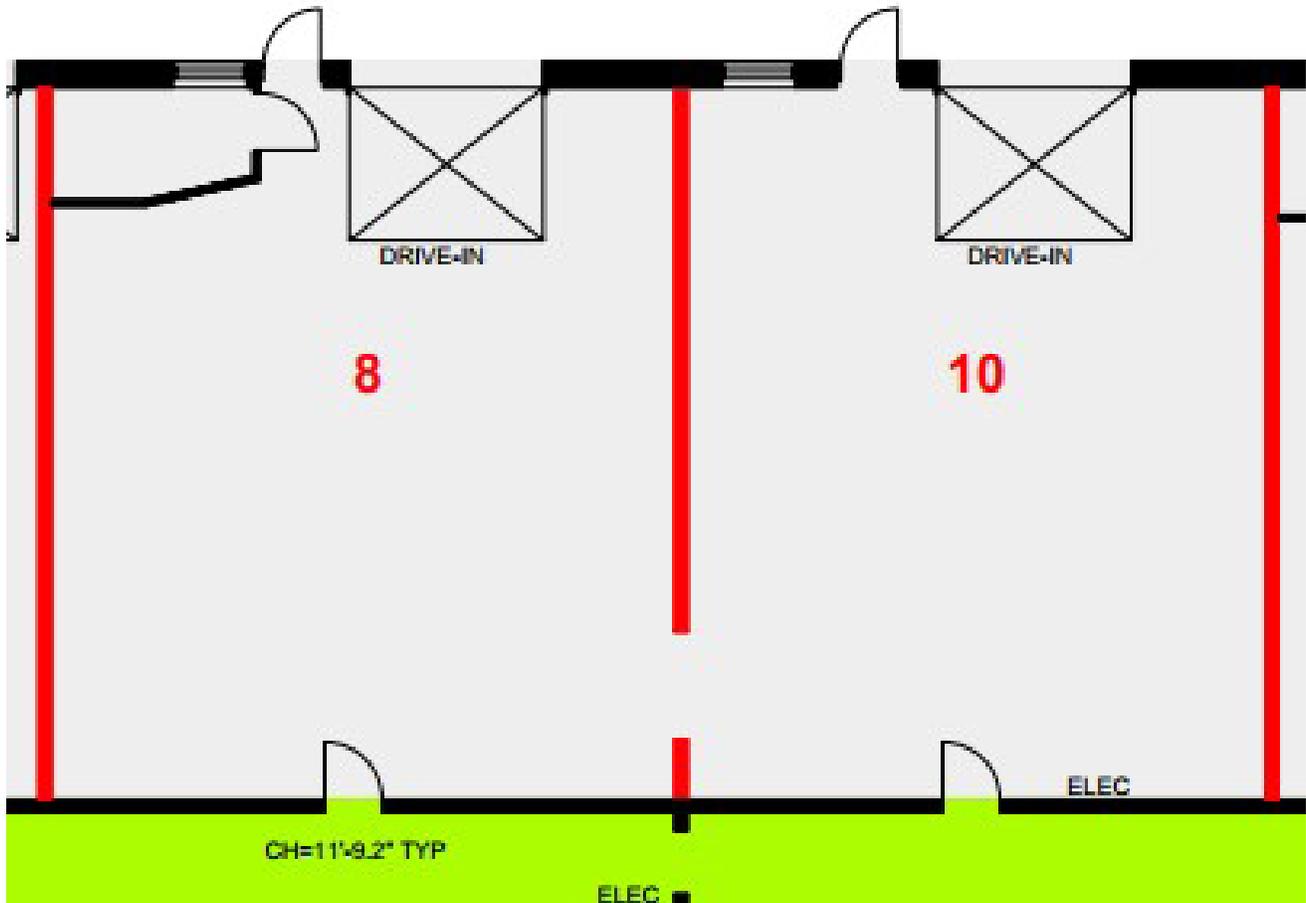
# Unit 3

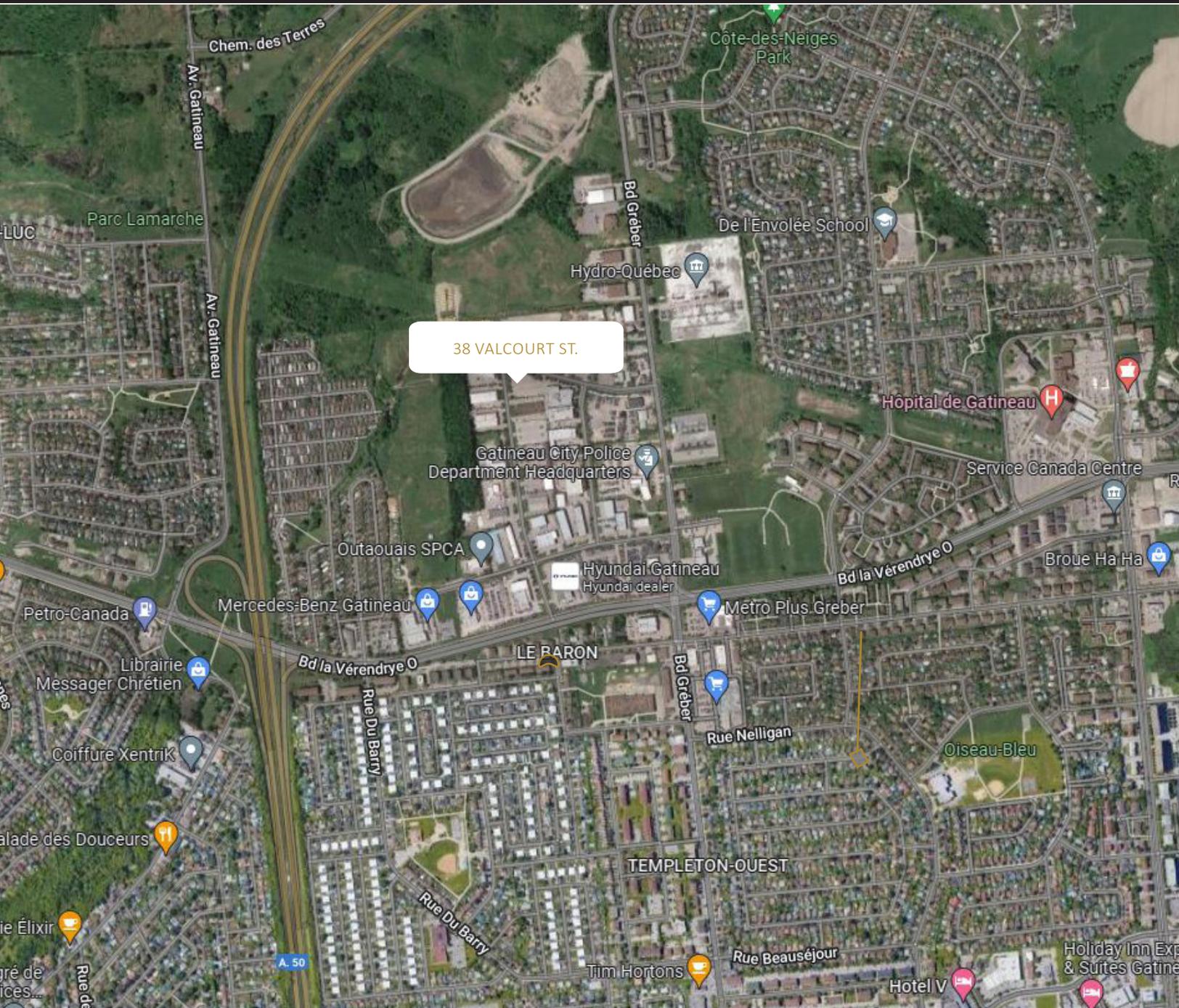
777 sf total



# Unit 8 & 10

2,694 sf total





## Contact us

Regional Group  
1737 Woodward Drive, 2<sup>nd</sup> Floor  
Ottawa, ON  
K2C 0P9

(613) 230-2100  
[info@regionalgroup.com](mailto:info@regionalgroup.com)  
[regionalgroup.com](http://regionalgroup.com)

The information herein contained has not been verified by The Regional Group of Companies Inc. (the 'Agent'). The Agent does not warrant in any manner, implied or otherwise, that the information herein contained is accurate. The Agent does not, and will not, accept or assume any liability for any consequence or result, negative or otherwise, arising from the reliance of the party receiving the information (the 'Recipient') on the information herein contained. It is the sole and exclusive responsibility of the Recipient to independently verify all information herein contained and perform all due diligence as reasonably required. The information herein contained is subject to change and / or alteration without prior notice, and the Agent hereby reserves the exclusive right to remove from the market said information and / or the Property / Space for Lease to which it pertains. The Regional Group of Companies Inc. is acting solely as an agent for its client, and is not acting in its personal or corporate capacity.

