

**UNIT 1 - 5459
CANOTEK ROAD**

OTTAWA, ON, K1J 9M3

INDUSTRIAL FOR SALE



EXECUTIVE SUMMARY

5459 CANOTEK ROAD - UNIT 1

OTTAWA, ON K1J 9M3



OFFERING SUMMARY

UNIT:	1
AVAILABLE SF:	4,629 SF
SALE PRICE:	\$1,450,000.00
ZONING:	IM (March 2026)
PROPERTY TAX:	\$17,754.11 (2025)
CONDO FEES:	approx. \$2,375.00/month
LEASE BACK:	\$120,000.00/Annum (Gross)

PROPERTY OVERVIEW

Sale and lease-back opportunity in Ottawa's established Canotek Business Park. Unit 1 offers approximately 4,629 SF of versatile space, including 1,195 SF of ground-floor office, 1,190 SF of bright second-floor office, and approximately 2,244 SF of warehouse space featuring 20-foot clear ceilings and existing high-bay storage racking.

The warehouse has been extensively improved for temperature-controlled operations with two walk-in coolers/freezers (approximately 12' x 7' and 12' x 10') and a large walk-in freezer measuring approximately 23' x 17.5', making the property ideal for food-related, pharmaceutical, or specialized industrial uses.

The building underwent significant capital improvements in 2021, including a new roof, new HVAC system, refreshed exterior paint, and newly paved and lined parking lot, providing a turnkey investment with minimal near-term capital requirements.

The current owner is willing to lease back the entire ground floor at \$10,000 per month (gross/all-inclusive), providing immediate rental income for an investor while leaving the 1,190 SF second-floor office available for new owner occupancy or lease to an additional tenant.

PROPERTY HIGHLIGHTS

- Sale and lease-back opportunity
- Lot area: approximately 52,108.04 SF
- Concrete structural frame, brick masonry and contemporary exterior finishes
- 20' Ceiling clearance in industrial space, 8' ceilings in office space
- Six (6) parking spaces associated with unit ownership
- 200 Amp electrical service available
- 8' by 13' grade loading door at rear

FLOOR PLAN

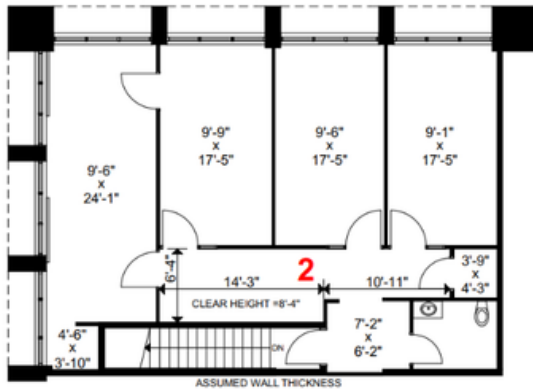
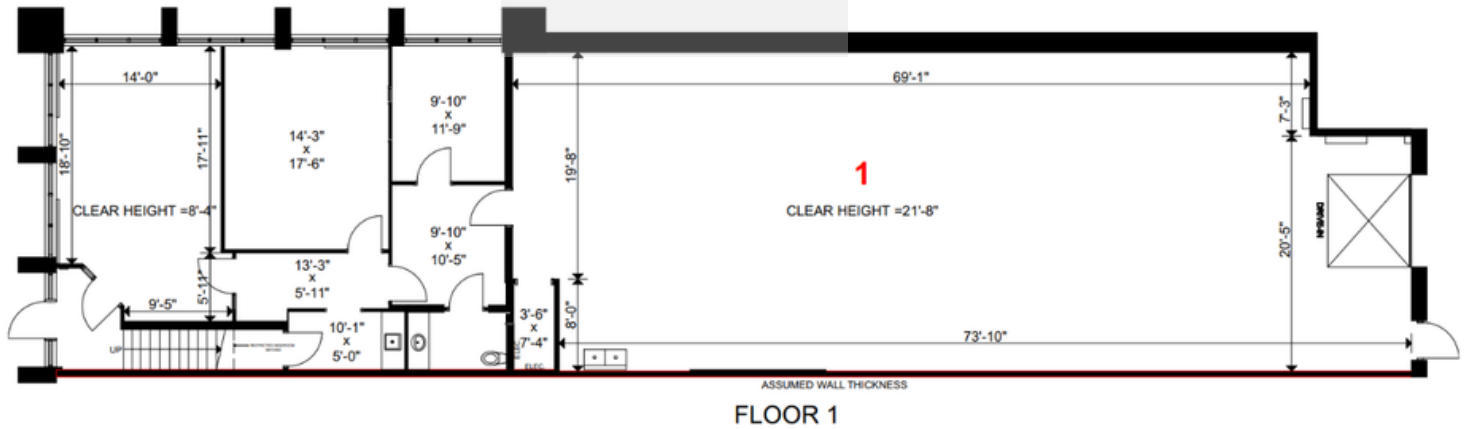
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UNIT #1

APRX. 4,629 SF

LEASE-BACK SPACE: 3,439 SF

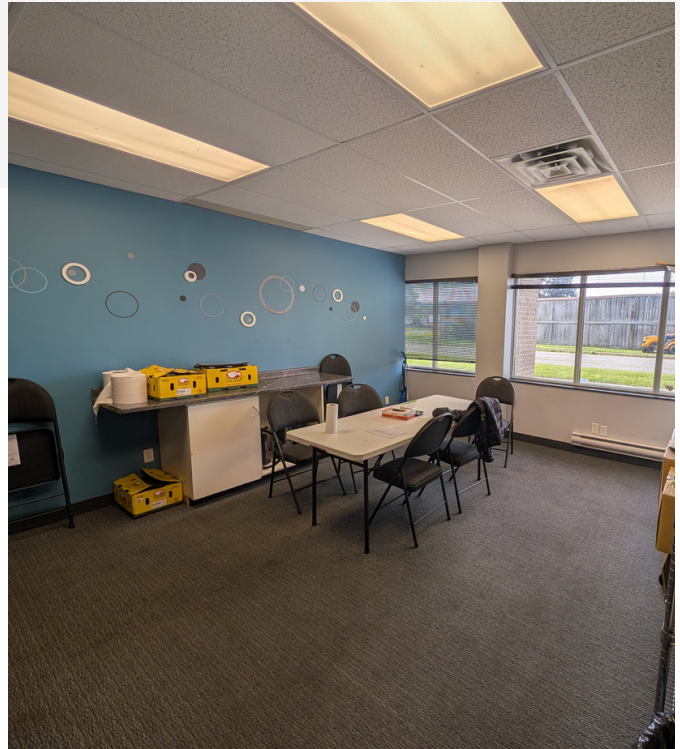


AVAILABLE OFFICE SPACE: 1,190 SF

ADDITIONAL PHOTOS

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RETAILER MAP

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WITHIN WALKING DISTANCE

- Dominion City Brewing
- Gabriel Pizza
- Scotiabank
- Shoppers Drug Mart
- Dollarama
- Tim Hortons
- Royal Bank of Canada
- Popeyes
- Bank of Montreal
- McDonalds

THANK YOU

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We would love to tour the property and discuss a sales opportunity.

Please contact one of our representatives, and we can get started!

CONTACT

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