



NET RENT

\$32.00

PER SQ. FT. NET

ADDITIONAL RENT

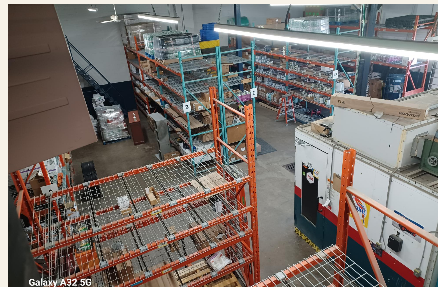
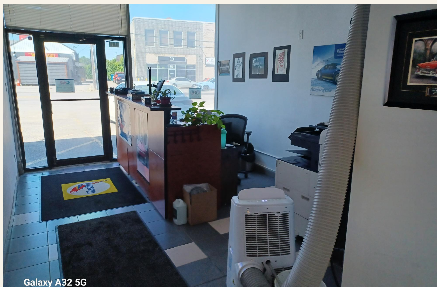
Estimated at \$7.00/sq. ft.

AVAILABLE NOVEMBER 1, 2026

CENTRALLY LOCATED INDUSTRIAL BUILDING

925 CLYDE AVENUE, OTTAWA, ONTARIO

A versatile 3,667 sq. ft. industrial building offering office, wash-bay and warehouse accommodation on a centrally located 12,870 sq. ft. lot.



PROPERTY HIGHLIGHTS

- 3,667 sq. ft. building
- Approximately 2,500 sq. ft. warehouse
- Two front offices
- Wash bay with floor drain
- Warehouse floor drain and oil separator
- Approximately 800 sq. ft. mezzanine
- 17-foot ceiling height
- Front grade-level door: 10' x 10'
- Side grade-level door: 10' x 14'
- Lot: approximately 12,870 sq. ft.
- Approximate dimensions: 78' x 165'
- Broom-swept condition on possession

BROAD RANGE OF PERMITTED USES

The applicable zoning accommodates a broad range of potential uses, including daycare; emergency and government services; heavy-equipment sales, rental and servicing; light industrial; research and development; training centres; animal-care establishments and kennels; medical facilities; professional-service businesses; restaurants; and food stores.

Prospective tenants are responsible for independently confirming that their intended use complies with all municipal zoning, licensing and approval requirements.

CENTRAL OTTAWA LOCATION

Flexible industrial accommodation with convenient access to Ottawa's principal transportation corridors and established commercial districts.

Possession: November 1, 2026

PASCALE INTERNATIONAL REALTY LTD., BROKERAGE



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