



## Great Owner-Occupier Opportunity

- Asking price: \$3,675,000.00
- +/- 7,350 sf available. Building consists of showroom, office, and warehouse space
- Four (4) offices, one (1) kitchen and two (2) bathrooms
- 25 - 30 parking spots
- IG5 - General Industrial zoning
- Prominent location with excellent access to Highway 417
- Building has sprinklers
- Site area of 0.58 acres has a land lease with hydro one at the back

## Get more information

**Giorgio DiNardo**

Sales Representative, Vice-President  
D +1 613 696 2763  
giorgio.dinardo@avisonyoung.com

**David A. MacLeod**

Sales Representative, Vice-President  
D +1 613 696 2764  
david.macleod@avisonyoung.com

# Executive Summary

This is an opportunity to acquire a free-standing Industrial building located in the Merivale Industrial Park. The subject property Road sits on the south side of Colonnade Road North. Currently home to Ottawa Diamond flooring, the building is laid out with a warehouse, showroom and offices. Flexible zoning (IG5) allows for a variety of uses including; light industrial, office, research and development center and medical facility.

The "Vendor" has retained Avison Young Commercial Real Estate Services, LP, Brokerage ("Brokerage"), to offer 42 Colonnade Road (the "Property") for sale.

42 Colonnade is +/- 7,350 sf ground floor industrial building comprised of warehouse and showroom with some closed offices. Built in 1978 the original building comprises of the overall area in wood frame construction with a poured concrete foundation. Warehouse clear height is approx 11ft to underside of the steel beam. Power supply 400amp 240 volt 3 phase.

Merivale Industrial Park continues to be a growing within the National Capital Region, recent major investment suggest that the area is once again primed for an influx of new technology workers and residents. Currently underserved by both industrial and other professional service organizations, 42 Colonnade Road offers an owner/user the ability to lay down roots and acquire a prime piece of Merivale Industrial Park real estate.

The property benefits from an abundance of paved parking with approximately 25 - 30 stalls at both the front and rear. Future owners can take advantage of the superior branding opportunities that the building offers.

Clean Phase 1 ESA Report available for review, upon a conditional deal.



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# Property information

# For Sale

42 Colonnade Road, Ottawa, ON



## Address

42 Colonnade Road, Ottawa, ON

## Site Area

0.58 acres (additional 0.04 acres available with land lease)

## Year Built

1978

## Net Rentable Area

Warehouse and (1) bathroom	2,750sf
(4) Offices, kitchen and (2)bathroom	1,400 sf
Showroom and (1) office	3,200 sf
	<hr/>
	+/- 7,350 sf

## Possession

60-90 days

## Parking

25-30 parking spot

## Owner

2206230 Ontario Inc.

## Legal Description

PT LT 30, CON A RIDEAU FRONT , PART 4 , 4R2335 ;  
NEPEAN

## PIN

040520355

## Zoning

IG5 - General industrial Sub-Zone

## Power Supply

400amp 240 volt 3 phase

## Expenses (estimates)

Hydro cost	\$6,640.00
Water	\$2,400.00
Gas. Enbridge	\$4,900.00
Tax	<hr/>
	\$25,000.00
	<hr/>
	\$38,940.00



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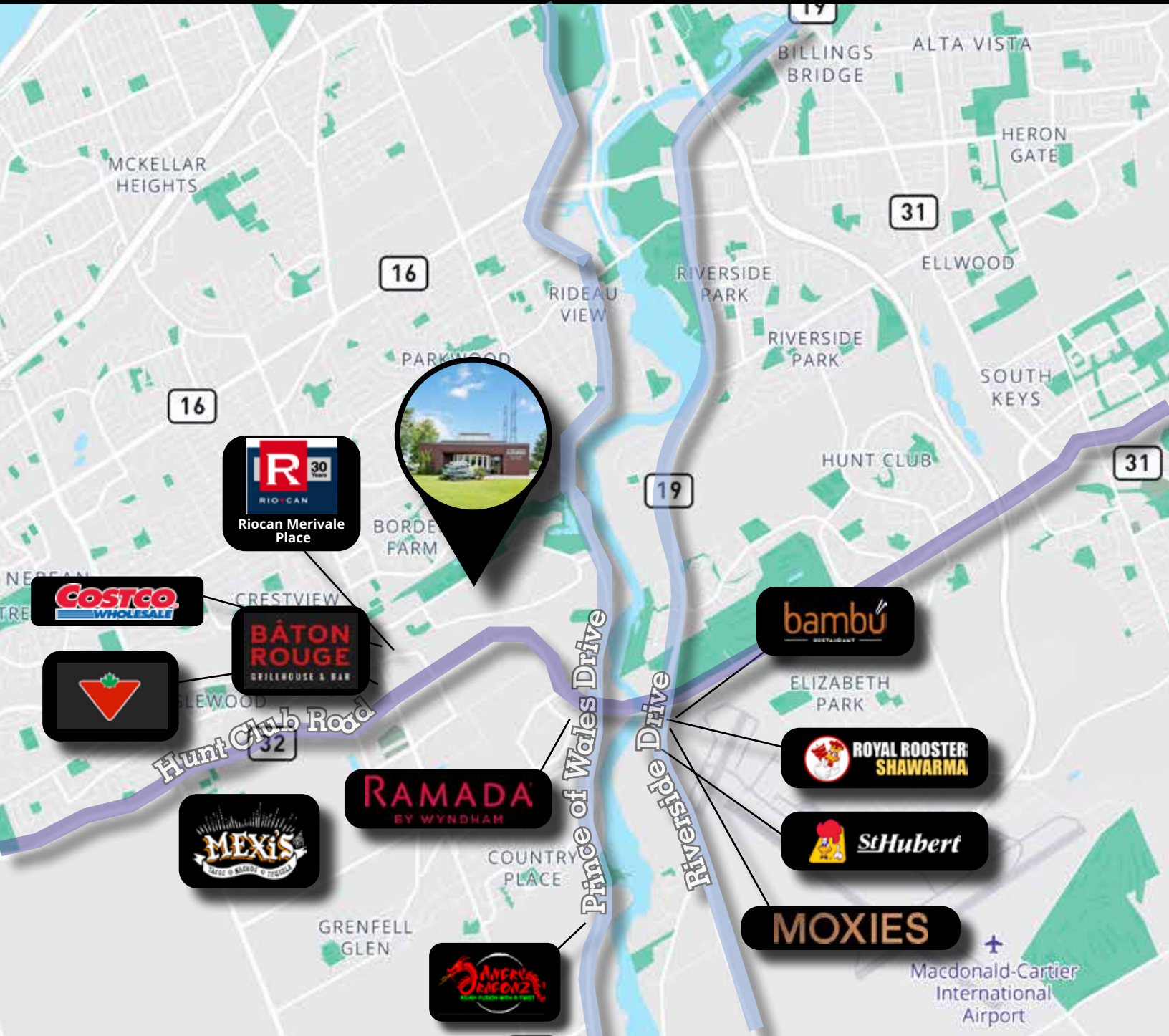
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# Location map

# For Sale

42 Colonnade Road, Ottawa, ON



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# Gallery

# For Sale

42 Colonnade Road, Ottawa, ON



**AVISON  
YOUNG**

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# Gallery

# For Sale

42 Colonnade Road, Ottawa, ON



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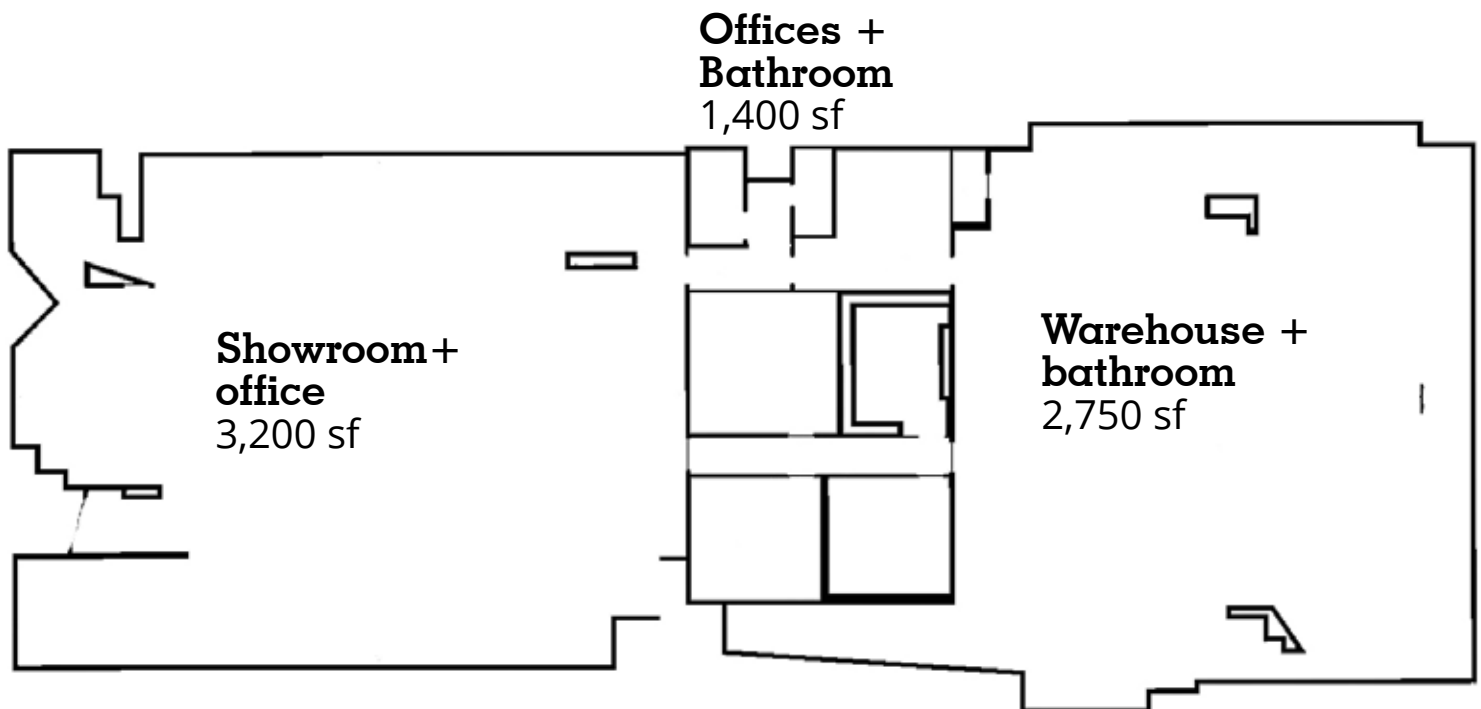
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# Floor Plan

# For Sale

42 Colonnade Road, Ottawa, ON

Total space: 7,350 sf



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## IG – General Industrial Zone (Section 199-200)

### Purpose of the Zone

*The purpose of the IG – General Industrial Zone is to:*

- (1) *permit a wide range of low to moderate impact, light industrial uses in accordance with the **Employment Area** designation of the Official Plan or, the **General Urban Area** designation where applicable;*
- (2) *allow in certain **Employment Areas** or **General Urban Areas**, a variety of complementary uses such as recreational, health and fitness uses and service commercial (e.g. convenience store, personal service business, restaurant, automobile service station and gas bar), occupying small sites as individual occupancies or in groupings as part of a small plaza, to serve the employees of the Employment or **General Urban Area**, the general public in the immediate vicinity, and passing traffic;*
- (3) *prohibit retail uses in areas designated as **Employment Area** but allow limited sample and showroom space that is secondary and subordinate to the primary use of buildings for the manufacturing or warehousing of the product; and*
- (4) *provide development standards that would ensure that the industrial uses would not impact on the adjacent non-industrial areas.*

**199.** In the IG Zone:

### Permitted Uses

- (1) The following uses are permitted subject to:
  - (a) the provisions of subsections 199(3) to (5);



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animal care establishment (By-law 2015-190)  
animal hospital  
**automobile body shop**  
**broadcasting studio**  
**Cannabis Production Facility**, contained within a building that is not a greenhouse. (By-law 2019-222)  
**catering establishment**  
**crematorium**  
**drive-through facility**  
**emergency service**  
garden nursery  
**heavy equipment and vehicle sales, rental and servicing**  
**kennel**  
**leaf and yard waste composting facility**  
**light industrial uses**  
**medical facility**  
**office**  
**park**  
**parking garage**  
**parking lot**  
**personal brewing facility** (By-law 2019-41)  
**place of assembly**  
printing plant  
**production studio**  
**research and development centre**  
**service and repair shop**  
**storage yard**  
**technology industry**  
**training centre**  
truck transport terminal  
warehouse  
**waste processing and transfer facility (non-putrescible)** (By-law 2014-289)

- (2) The following uses are also permitted subject to:
- (a) the provisions of subsection 199(3) to (5);
  - (b) the cumulative total gross floor area for these uses not exceeding 2,999 m<sup>2</sup>, and (OMB Order #PL080959, issued September 18, 2009)
  - (c) each use not exceeding 300 square metres of gross floor area;

**animal care establishment**  
**automobile dealership**  
**automobile rental establishment**  
**automobile service station**  
**bank**  
bank machine  
**bar** (By-law 2018-171)  
**car wash**  
**convenience store**  
**gas bar**  
**instructional facility**  
**personal service business**  
post office  
**recreational and athletic facility**  
**restaurant** (By-law 2019-338)



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- (d) a **bar**
  - (i) must be ancillary to a permitted brewery, winery or distillery; and,
  - (ii) may not have a gross area exceeding the lesser of:
    - (1) 300 m<sup>2</sup>, or
    - (2) 25% of the floor area of the brewery, winery or distillery to which it is ancillary. (By-law 2018-171)

## Zone Provisions

- (3) The zone provisions are set out under Table 199 below.

**TABLE 199 - IG ZONE PROVISIONS**

I ZONING MECHANISMS		II PROVISIONS
(a) Minimum lot area		1,000 m <sup>2</sup>
(b) Minimum lot width		No minimum
(c) Maximum lot coverage		65%
(d) Minimum front yard and corner side yard		3 m
(e) Minimum interior side yard	(i) for uses listed in subsection 199(1) abutting a residential or institutional zone	15 m
	(ii) all other cases	3 m
(f) Minimum rear yard	(i) for uses listed in subsection 199(1) abutting a residential or institutional zone	15 m
	(ii) all other cases	3 m
(g) Maximum floor space index		2, unless otherwise shown on the zoning maps
(h) Maximum building height	(i) within 20 metres of a property line abutting a residential zone	11 m
	(ii) in all other cases	22 m, unless otherwise shown on the zoning maps or schedules
(i) Minimum width of landscaped area	(i) abutting a residential or institutional zone	3 m
	(ii) abutting a street	3 m
	(iii) in all other cases	No minimum

## IG5 Subzone

- (5) In the IG5 Subzone:
- (a) the following uses, listed in paragraph 199 (2) are prohibited:
- animal care establishment**
  - automobile dealership**
  - car wash**
  - convenience store**
  - gas bar** (OMB Order #PL080959 issued March 18, 2010)



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