

Rare commercial opportunity on Carp Road

- Sale price : \$1,950,000.00
- Approx. 2 acres cornering Carp Road and McGee Side Road
- RC7,RC6 Zoning
- Minutes from Highway 417
- Minutes to the Ottawa Carp Airport

Get more information

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Property information

For Sale **Prime Development Land**

3009 Carp Road, Ottawa, ON

Opportunity to own 2 acres on Carp Road. with commercial building comprised as:

- Approx. 2240 sf finished area for Building A, connected by concrete slab to
- Approx 11-12,000 sf finished area for Building B, with potential for approx. 8000 sf expansion.

Roughed in front office space completed by an adjacent substantial wide-open warehouse, with two side garage doors (each 12 X 16') and an oversized 30 X 18' rear garage door.

The front offices are heated by wall units with A/C. The main shop area is heated by forced air natural gas and radiant heat. Powered with 3 phase 600 amp in the shop area, with additional 200 amp in the offices.

Very sharp looking, finished in all black and built from shipping containers. Many possibilities to alter the building in any way to suit your company's needs. There is also the possibility of completing an entire third floor for additional storage or office space. Property is currently set up as a compound. Numerous opportunities exist.

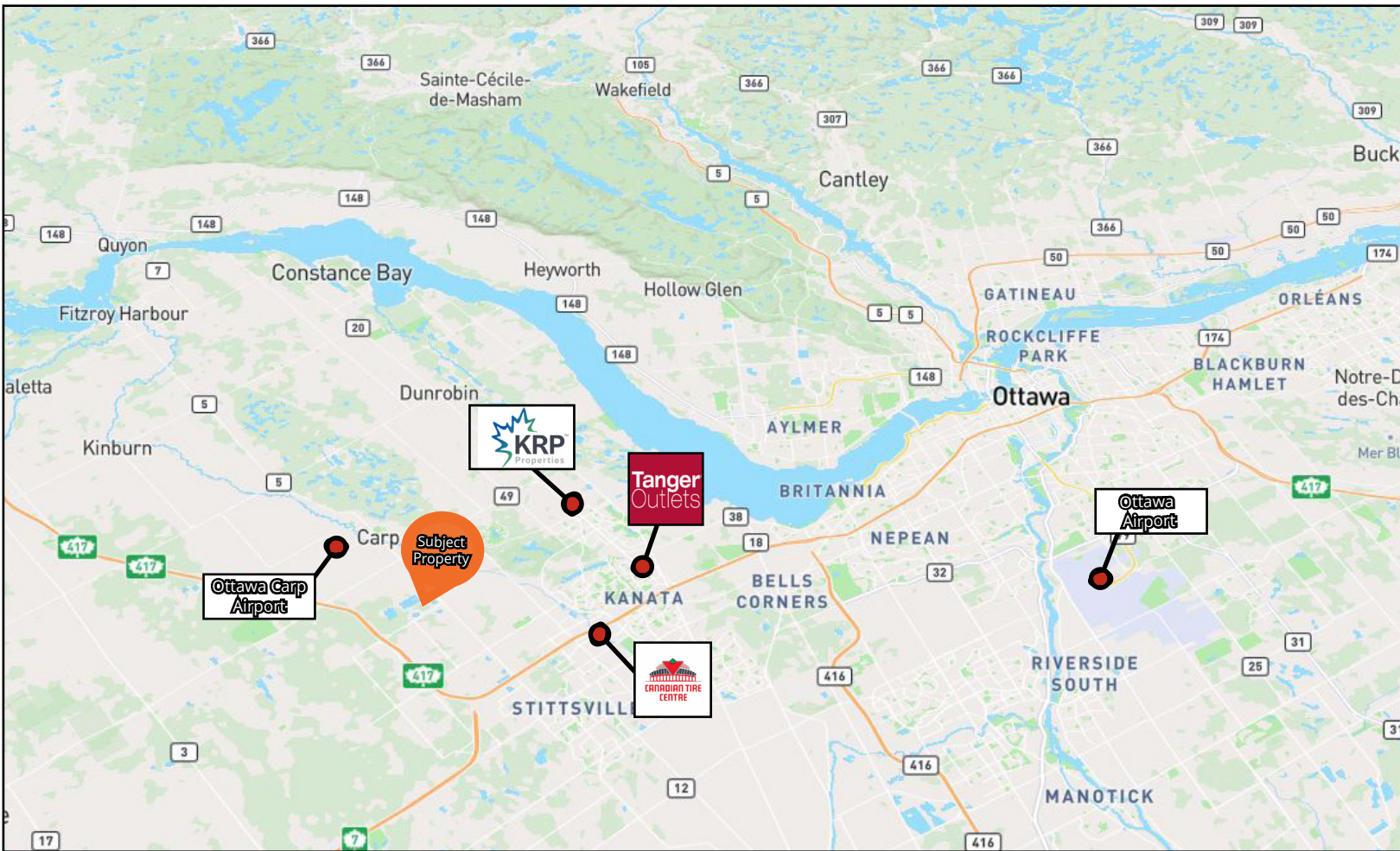
*This property is being sold on an as-is-where-is basis and represents a Power of Sale. The property may differ from pictures. Details can be verified during the due diligence period.



Location map

For Sale Prime Development Land

3009 Carp Road, Ottawa, ON



Distance to:

- | | | | |
|--------------------|---------|------------------------|---------|
| - Highway 416 | 14 min. | - Canadian Tire Centre | 09 min. |
| - Highway 417 | 05 min. | - Richmond | 22 min. |
| - Carp Park & Ride | 06 min. | - Barrhaven | 26 min. |
| - Kanata | 11 min. | - Downtown (Ottawa) | 27 min. |

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