

111-1340 HEMLOCK RD

Ottawa, ON



FOR SALE
GROUND LEVEL
COMMERCIAL CONDO

Retail/Office Space - 428 Sq. Ft.

111-1340

HEMLOCK RD.

PROPERTY INFORMATION



Taxes: \$6715.11 - Annual (approx.)



Condo Fees: \$328.79/M



Square Footage: 428 Sq Ft



Zoning: GM31 H(30)



Parking: Includes one (1) underground parking space. Plenty of street parking out front and visitors parking at the back of the building.

111-1340 **HEMLOCK RD.**

PROPERTY DESCRIPTION



Position your business in the fast-growing Wateridge Village at 1340 Hemlock Rd.—a prime 428 sq. ft. ground-level retail space in a newly constructed mid-rise residential building. Located in the heart of a master-planned community with thousands of new homes, this unit offers direct access to a built-in customer base and growing foot traffic. Be surrounded by complementary businesses such as Pharmasave and East Ottawa Compounding Pharmacy – PharmaChoice, with Phintopia Coffee & Tea, Dentistree, Waterridge Dentist, Rockcliffe Chiropractic, and a boutique Fitness Centre all coming soon. Ideal for service-based businesses, boutique retailers, or professional offices seeking to establish a presence within a vibrant and expanding residential neighbourhood.

111-1340

HEMLOCK RD.

ZONING - PERMITTED USES - GM31 H(30)

Permitted uses

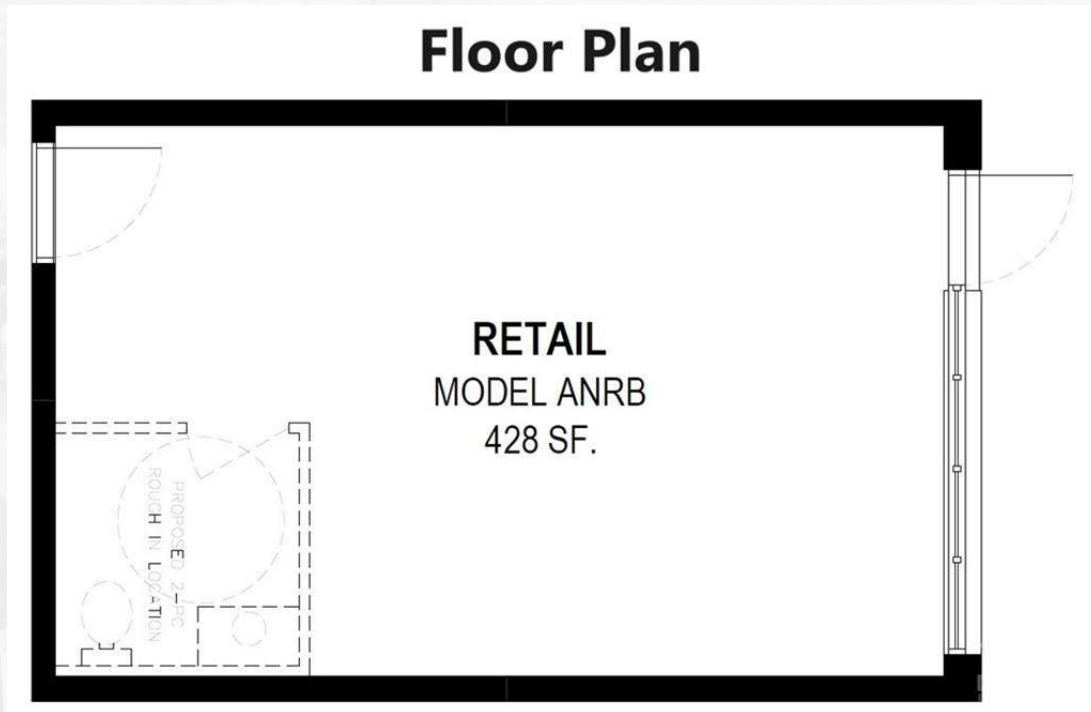
- animal care establishment
- animal hospital
- artist studio
- bank/bank machine
- catering establishment
- click and collect facility
- health and resource centre
- convenience store
- day care
- drive through facility
- emergency service
- instructional facility
- library medical facility
- municipal service centre
- office
- personal service business
- place of assembly
- place of worship
- post office
- recreational and athletic facility
- research and development centre
- residential care facility
- restaurant
- retail food store
- retail store
- service and repair shop
- small batch brewery
- technology industry
- training centre

Buyer to verify permitted uses. Condo restrictions may apply.

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HEMLOCK RD.

UNIT INFORMATION



Dimensions: 16'4" (Width) x 26'3" (Depth)

ELECTRICAL

1. Separate hydro meter and circuit breaker, the breaker being located within the parking lot structure below; conduit running to the commercial space.
2. Conduit for Data/Phone/Cable provided from demarcation point to unit.

PLUMBING

1. Cold Water Line connected to a submeter. Includes conduit for control wiring to submeter.
2. Rough-in for 2-Piece Bathroom available in parking garage below unit.
3. Base Building Fire Suppression Units – sprinklers.

ADDITIONAL

1. 12' high ceilings except in areas where architectural designs, mechanicals or duct work require ceiling heights to be lowered.
2. Flooring - Poured Concrete Slab

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AREA INFORMATION

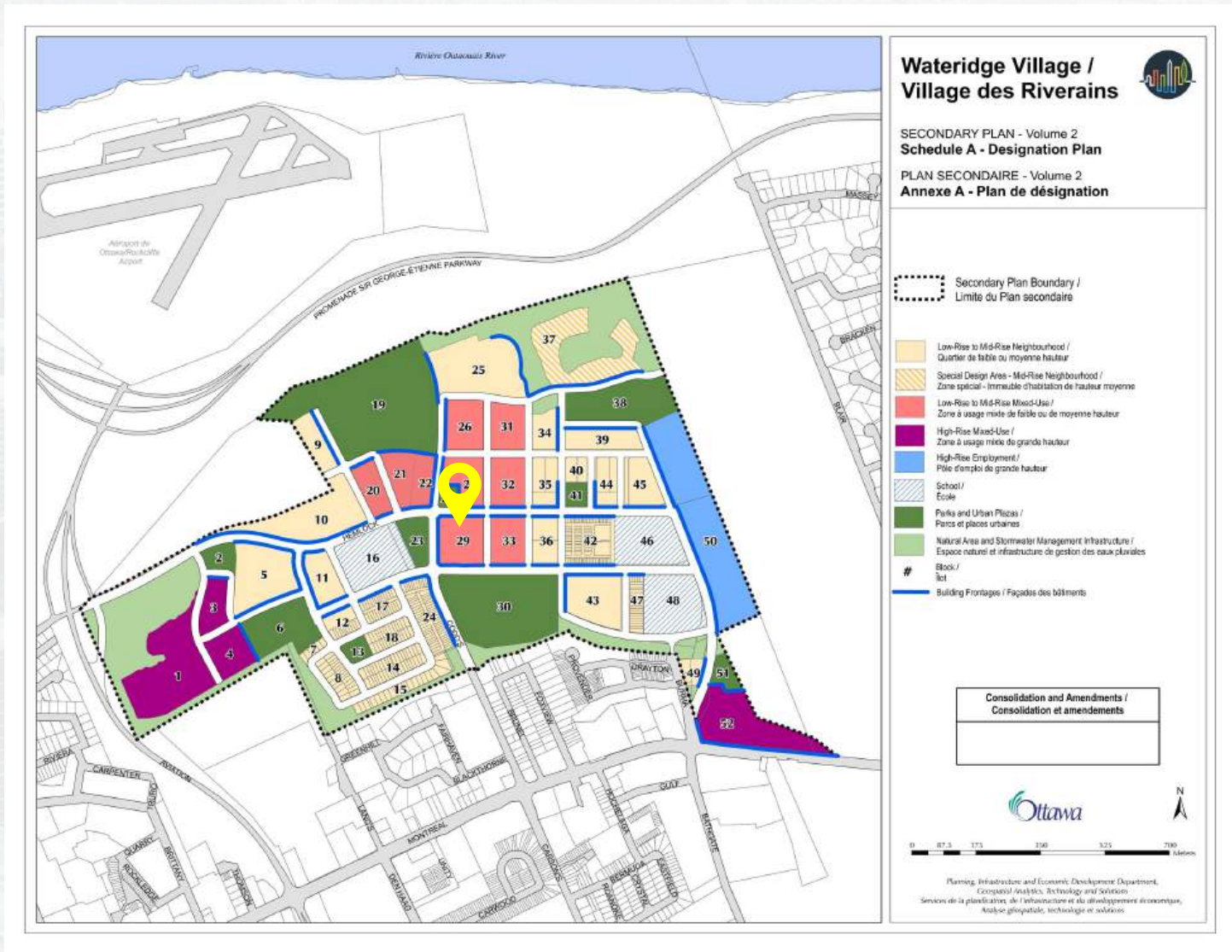


Wateridge Village is a flourishing community offering a harmonious blend of residential, commercial, and retail spaces. Nestled along the picturesque Ottawa River, this vibrant development stands out for its commitment to preserving green spaces and cultivating a welcoming village atmosphere. Positioned for optimal accessibility, this community boasts proximity to major transportation arteries, including the **Blair LRT, Highway 174, and Highway 417.**



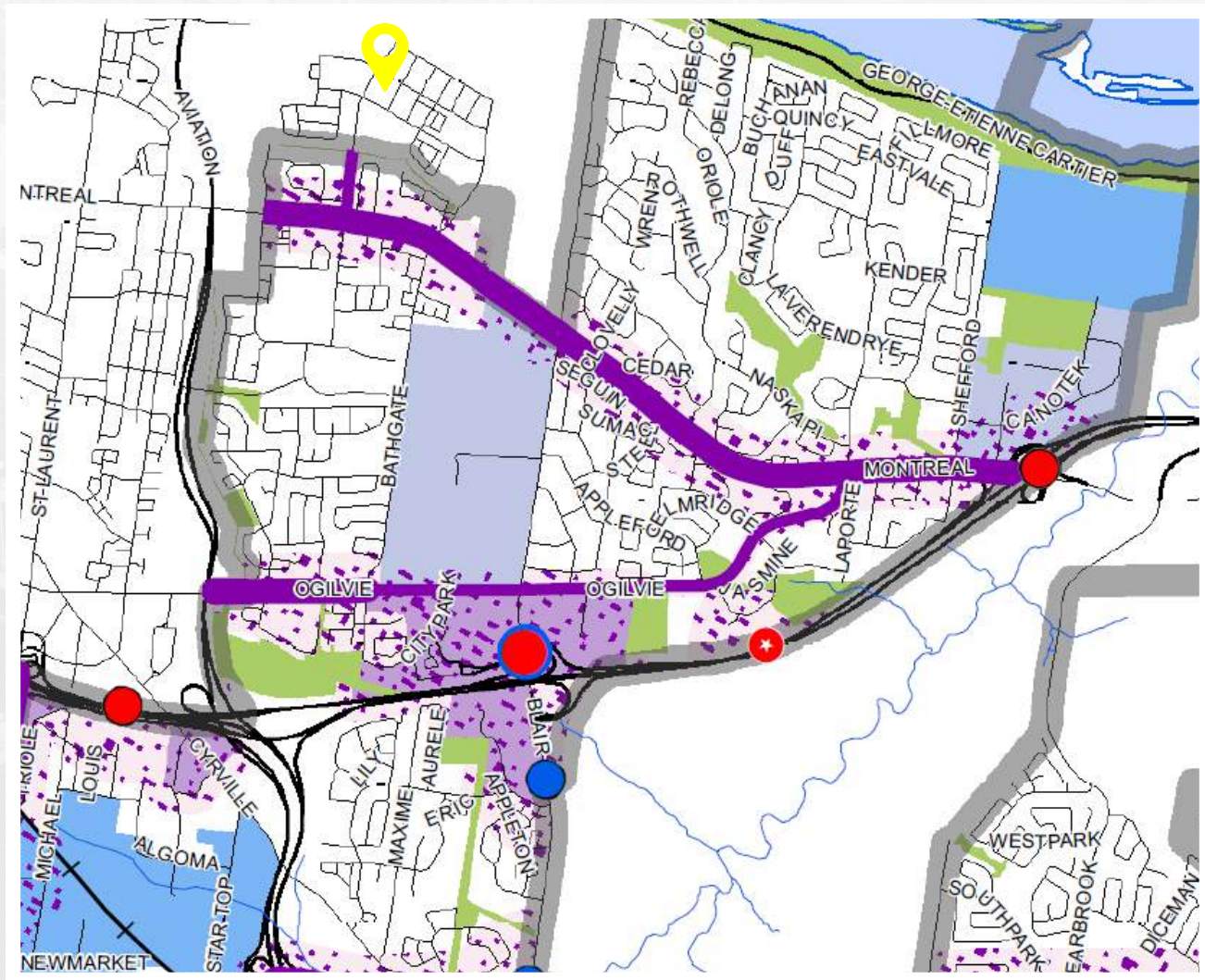
111-1340 HEMLOCK RD.

OFFICIAL PLAN - URBAN SECONDARY PLAN



111-1340 HEMLOCK RD.

OFFICIAL PLAN - TRANSECT OVERVIEW



LEGEND

TRANSECT POLICY AREA

Outer Urban

OVERLAYS

Evolving Neighbourhood

SPECIAL DISTRICT

Ottawa International Airport Economic District

DESIGNATIONS

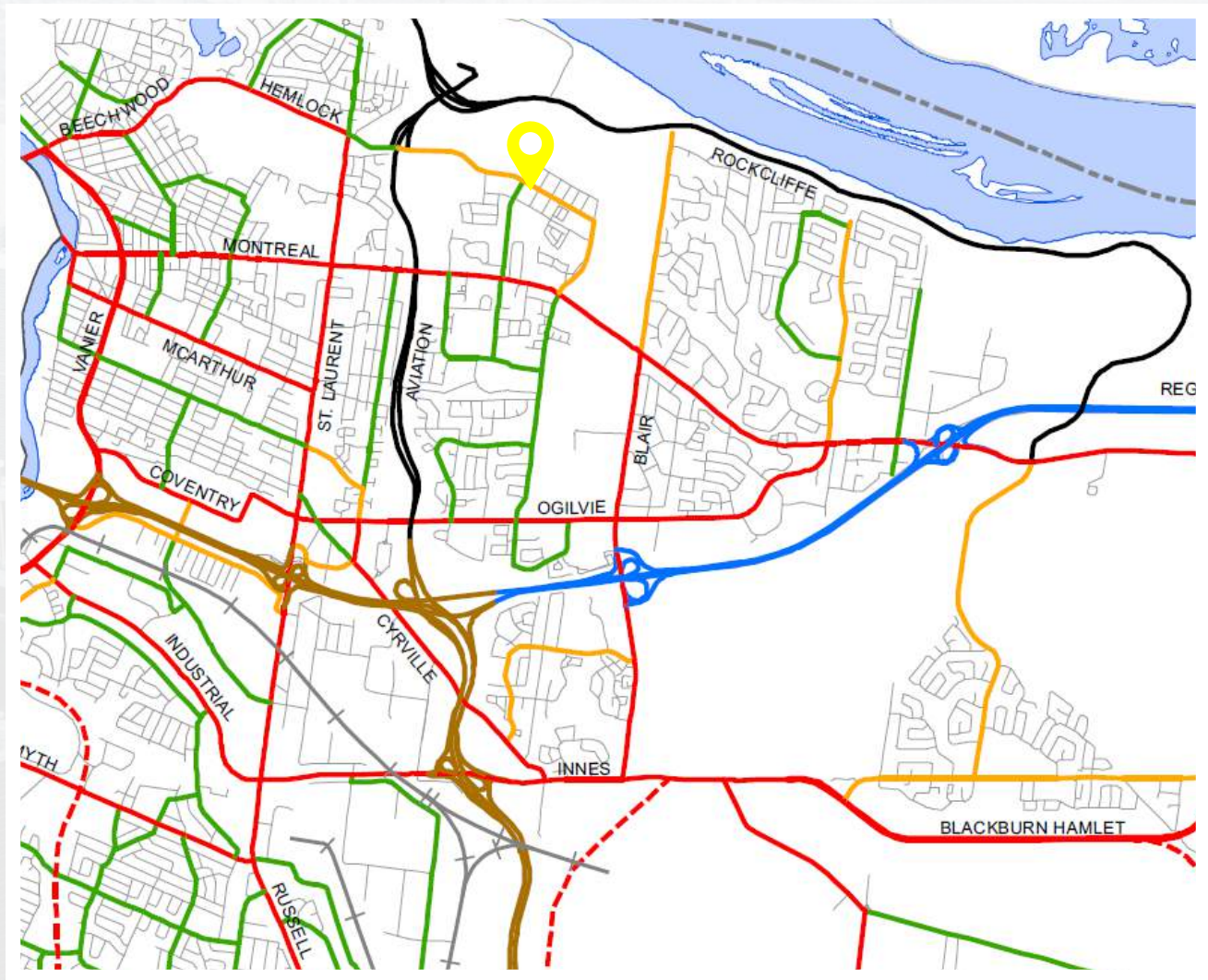
Hub
Corridor - Mainstreet
Corridor - Minor
Mixed Industrial
Industrial and Logistics
Greenspace
Neighbourhood

TRANSIT

O-Train Station
Future O-Train Station
Transfer Station
Transitway Station

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OFFICIAL PLAN - ROAD NETWORK

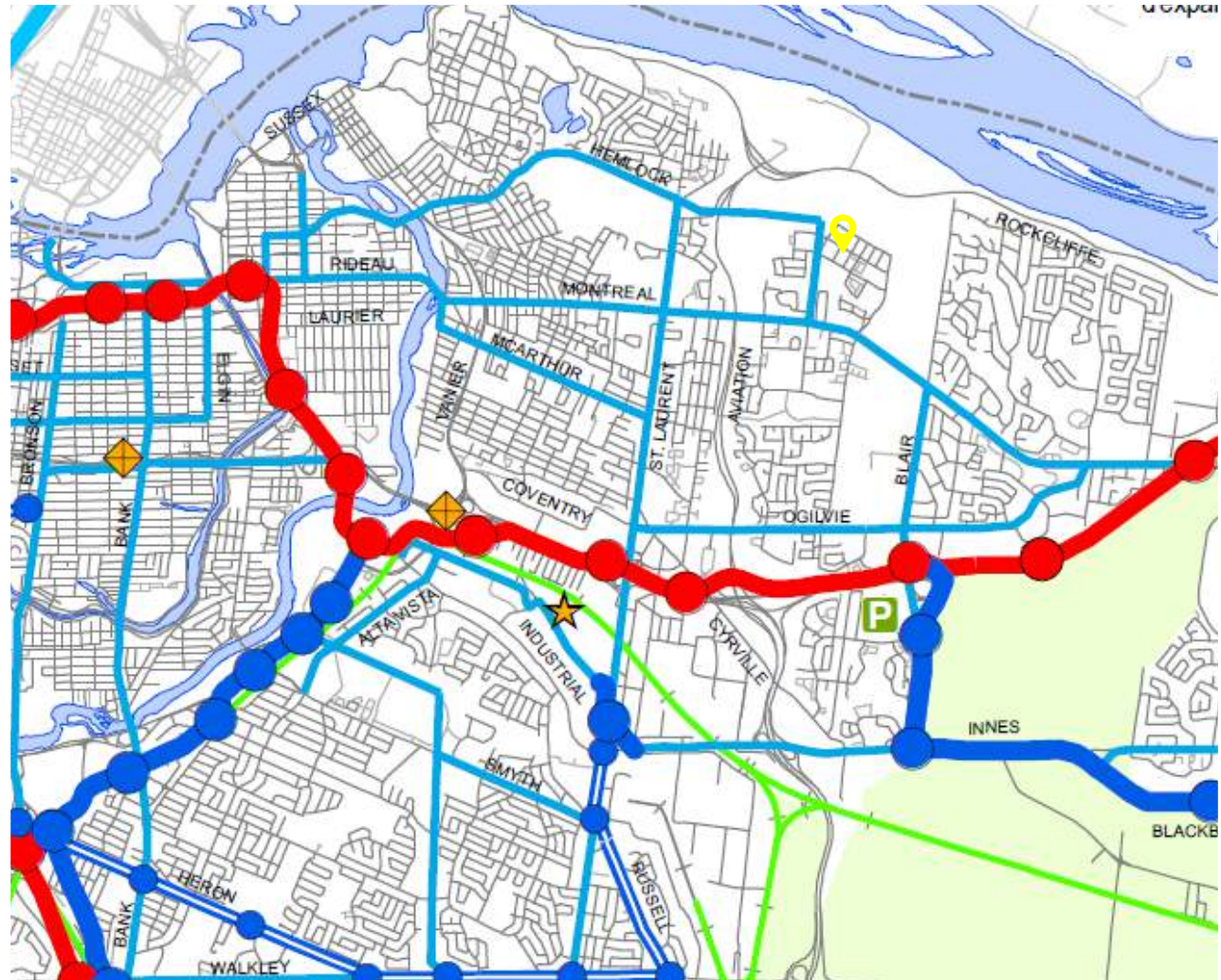


LEGEND

Arterial - Existing		Collector - Future	
Arterial - Future (alignment defined)		River Crossing (corridor undefined)	
Major Collector - Existing		Provincial Highway	
Major Collector - Future		Federally Owned Road	
Collector - Existing		City Freeway	

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OFFICIAL PLAN - PUBLIC TRANSIT NETWORK



LEGEND

RAPID TRANSIT

TRANSIT LEVEL OF SERVICE 'A'

O-Train - Grade Separated Crossings

Transitway - Grade Separated Crossings

TRANSIT LEVEL OF SERVICE 'B'

O-Train - At-Grade Crossings

Transitway - At-Grade Crossings

TRANSIT PRIORITY

Transit Priority Corridor

Park and Ride

O-Train Station

Transitway Station

Conceptual Future Transit Corridor

Protected Transportation Corridor

Inter-regional Stations

Rail Yard

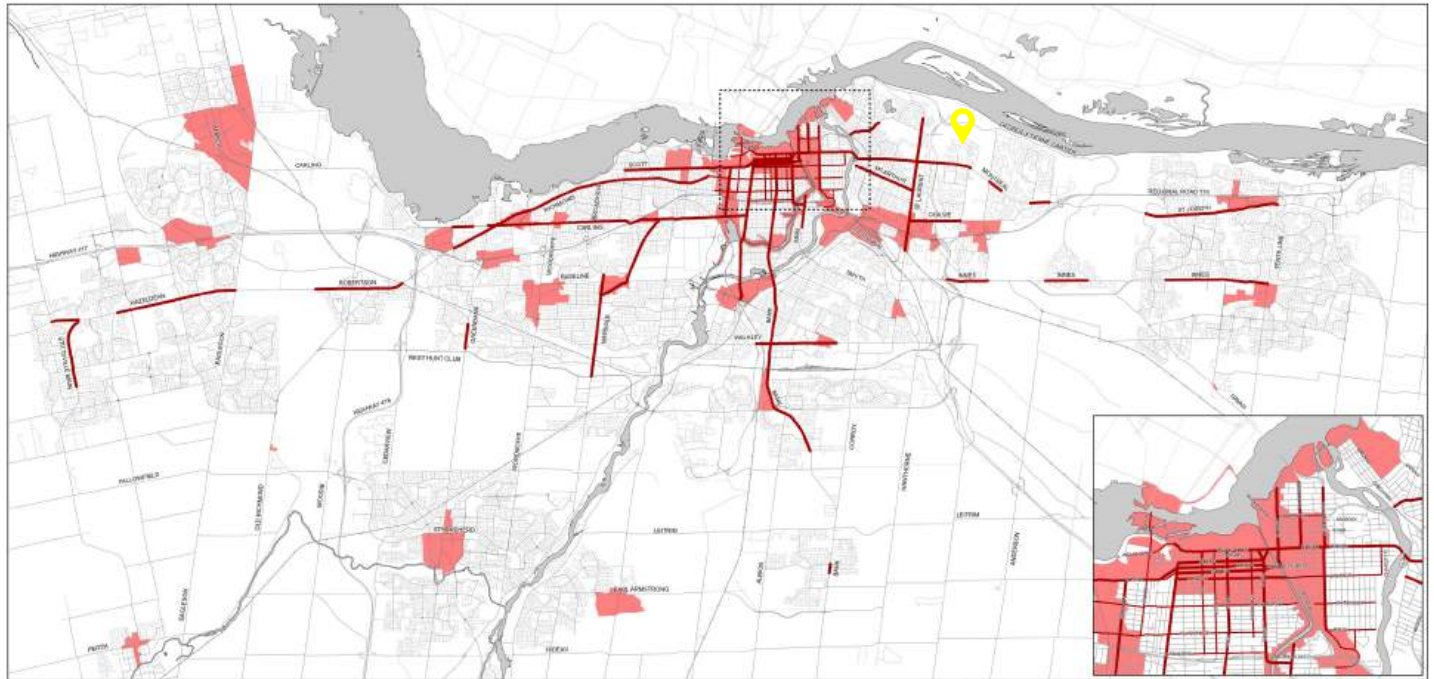
Rail Corridor

Gatineau RapiBus - grade-separated

**Note: The intensity of transit priority (e.g., continuous bus lanes or isolated transit priority measures) shall be as designated in the Transportation Master Plan.*

111-1340 HEMLOCK RD.

OFFICIAL PLAN - URBAN DESIGN PRIORTY AREAS



DESIGN PRIORITY AREAS / SECTEURS PRIORITAIRES DE CONCEPTION

- Design Priority Areas / Secteurs prioritaires de conception
- Corridor - Mainstreet within Design Priority Area / Couloir - Rue principale dans un secteur prioritaire de conception
- Corridor - Minor within Design Priority Area / Couloir - Rue principale mineure dans un secteur prioritaire de conception

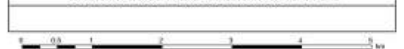


Official Plan / Plan officiel

Schedule C7-A - Design Priority Areas - Urban
Annexe C7-A - Secteurs prioritaires de conception - Urbain

Approved on November 4, 2022
Approuvé le 4 novembre 2022

Consolidation and Amendments / Consolidation et amendements

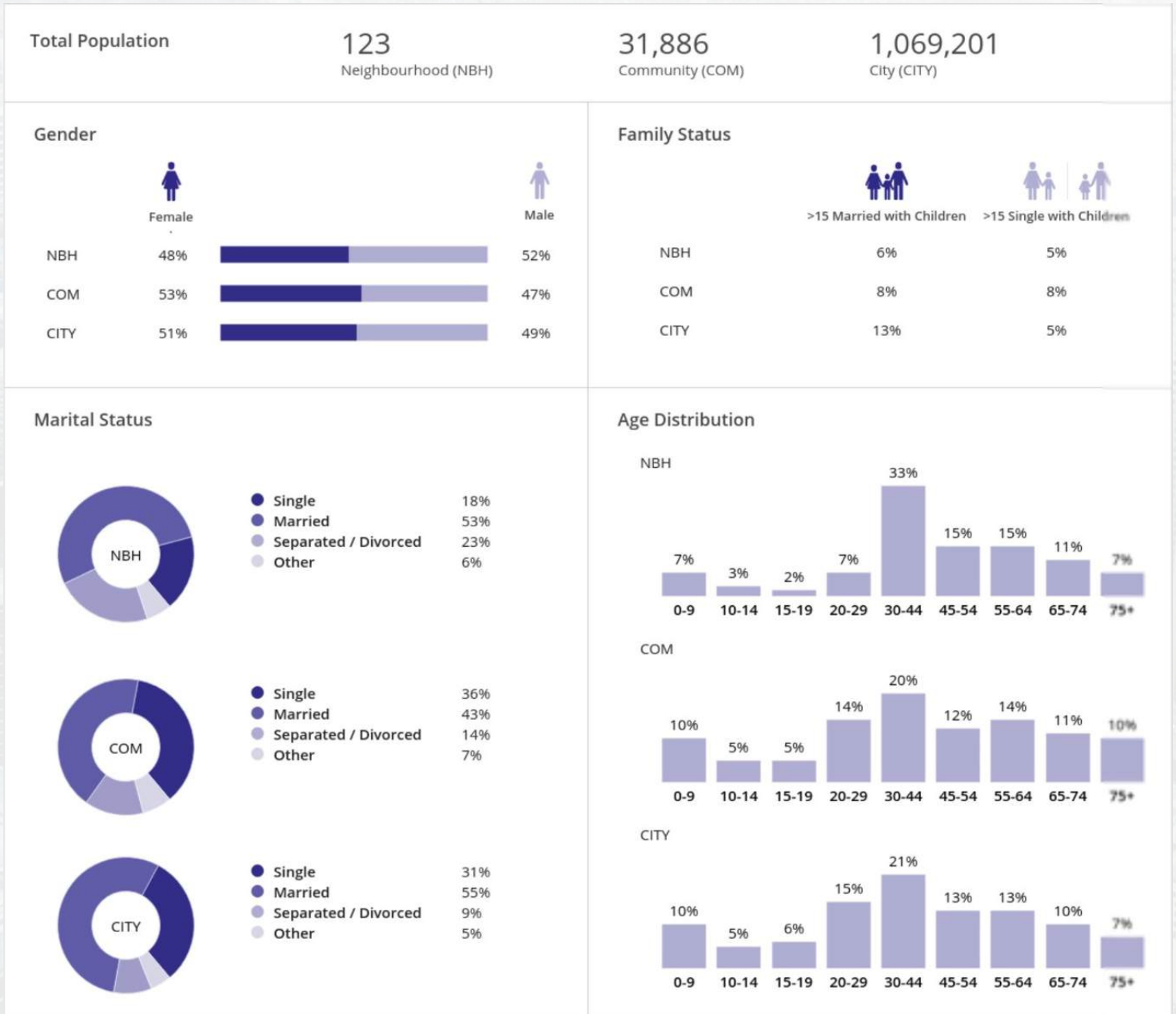


Planning, Infrastructure and Community Development Department, Conceptual Planning, Technology and Analytics
Services de planification et d'aménagement communautaire, Aménagement conceptuel, Technologie et Analytics

The city's official plan designates Urban Design Priority Areas to promote sustainable development with advanced urban standards. These areas feature pedestrian-friendly streets, diverse community amenities, and well-integrated green spaces. The objective is to cultivate vibrant urban communities with carefully planned infrastructure, ensuring a high quality of life for residents.

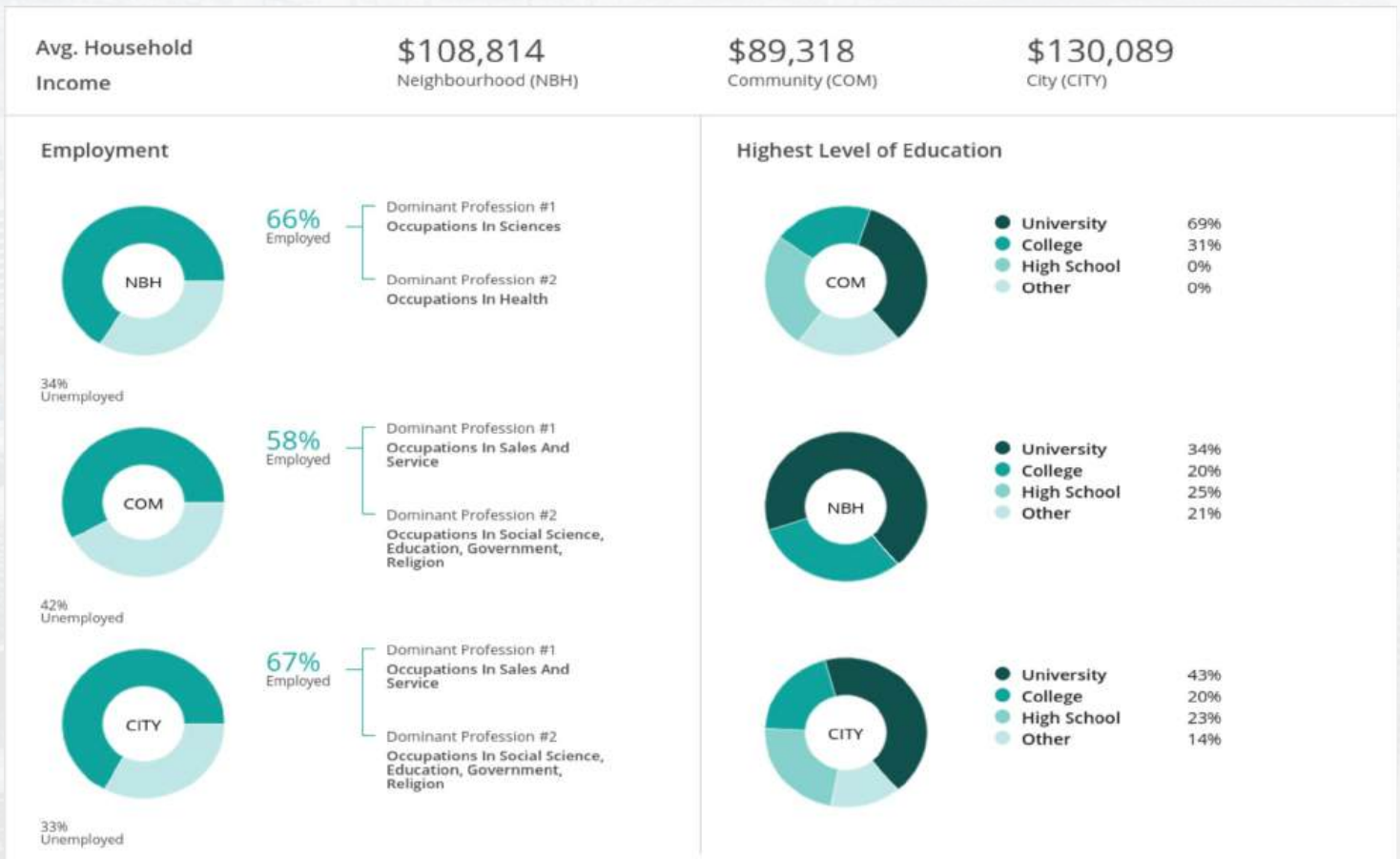
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DEMOGRAPHICS - POPULATION



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DEMOGRAPHICS - SOCIO-ECONOMICS



NOTES

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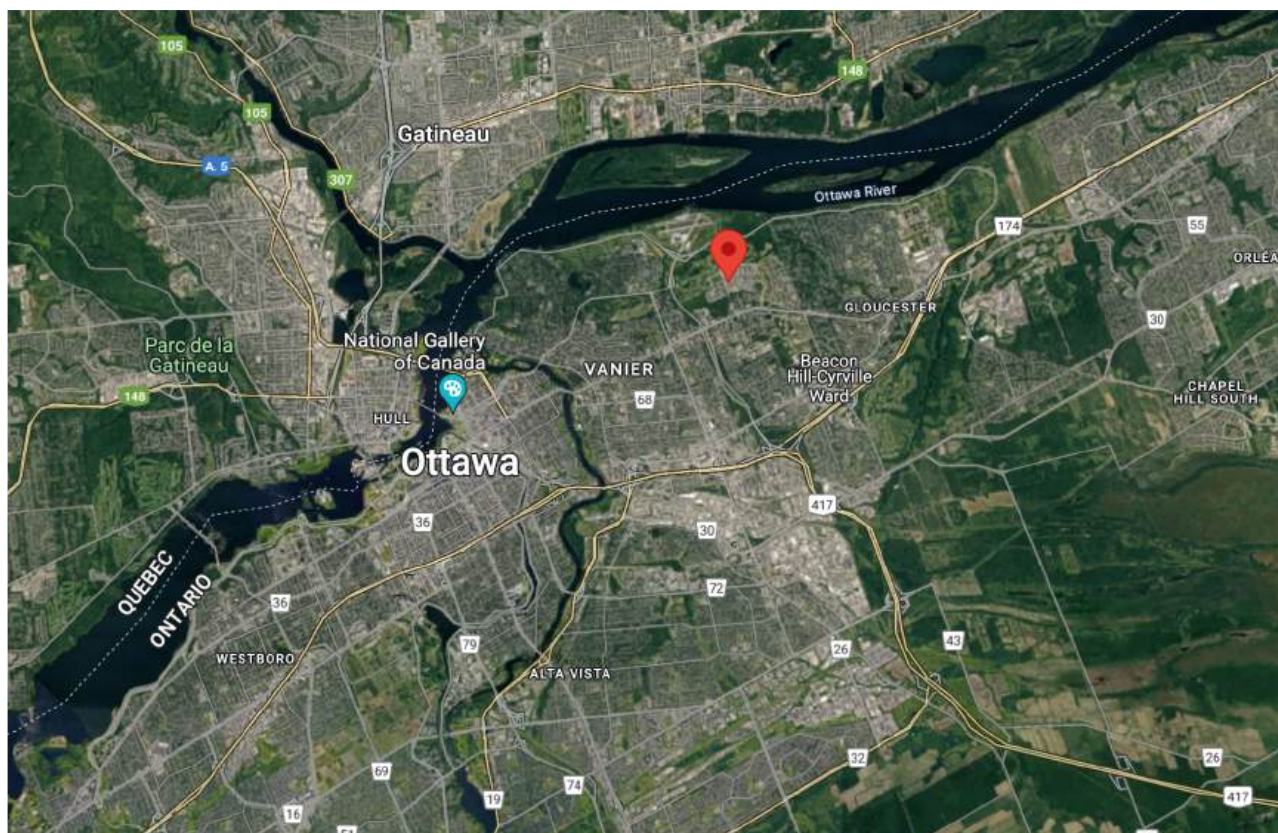
Zoning - Refer to the local municipality's official website..
 Official Plan - Refer to the local municipality's official website.
 Demographics - <https://collaboration.geowarehouse.ca/>
 Environmental - <https://www.ontario.ca/page/make-natural-heritage-area-map>

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LOCATION

Dist/Neigh: 3104 - Cfb & Area



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