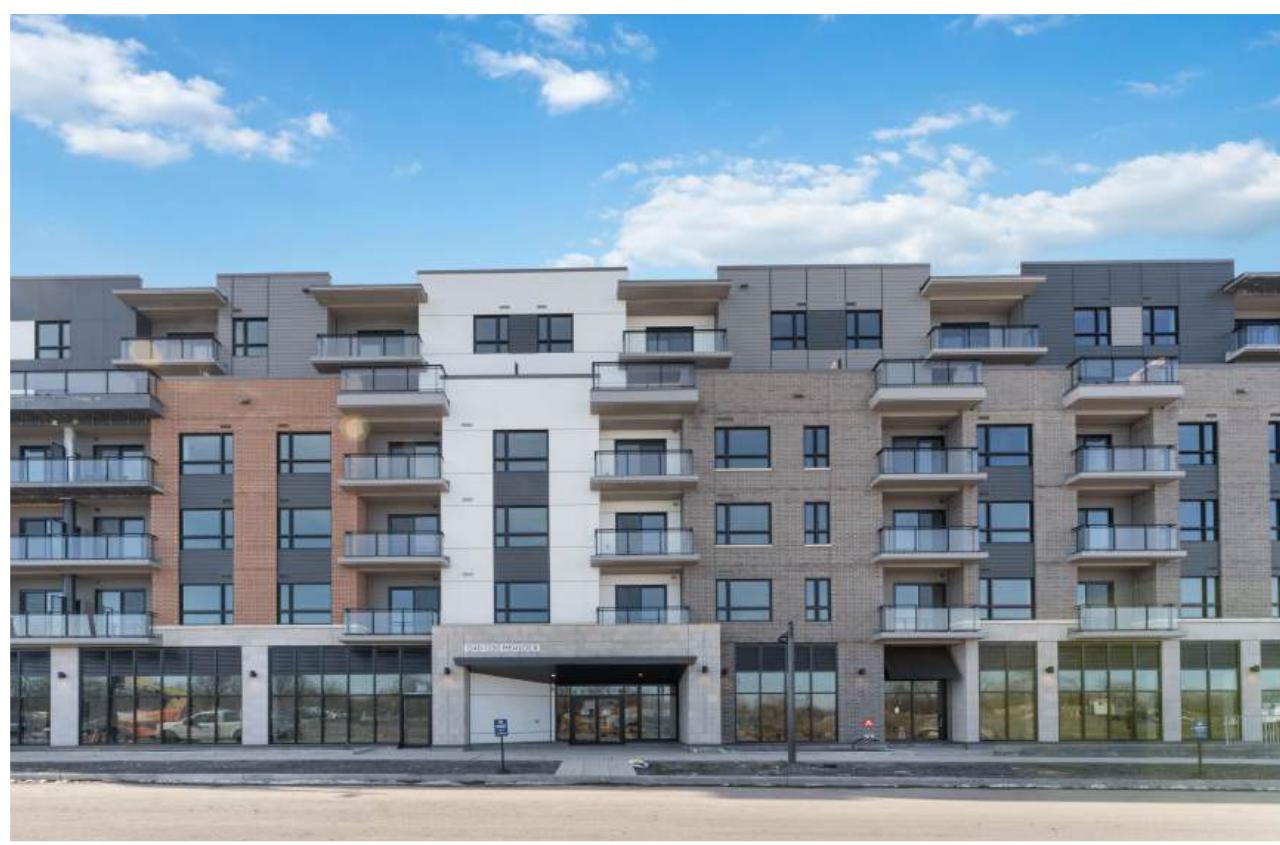


# 111-1340 HEMLOCK RD

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, Rockliffe 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**

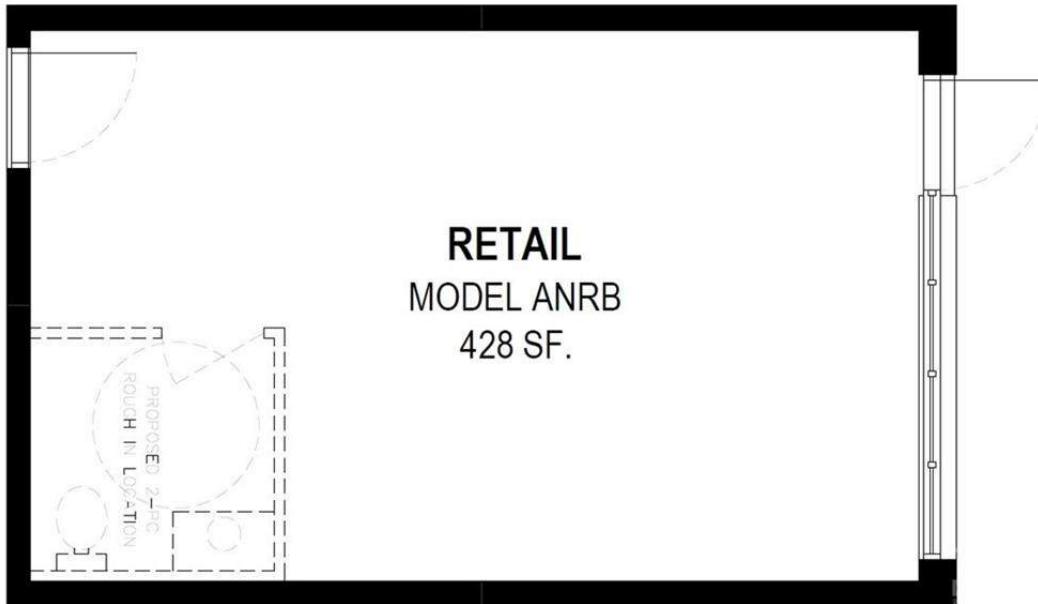
- animal care establishment
- animal hospital
- artist studio
- bank/bank machine
- catering establishment
- click and collect facility
- health and resource centre
- convenience store
- day care
- drive through facility
- emergency service
- instructional facility
- library medical facility
- municipal 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.**

# 111-1340 HEMLOCK RD.

## UNIT INFORMATION

### Floor Plan



**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

# 111-1340 HEMLOCK RD.

## AREA INFORMATION



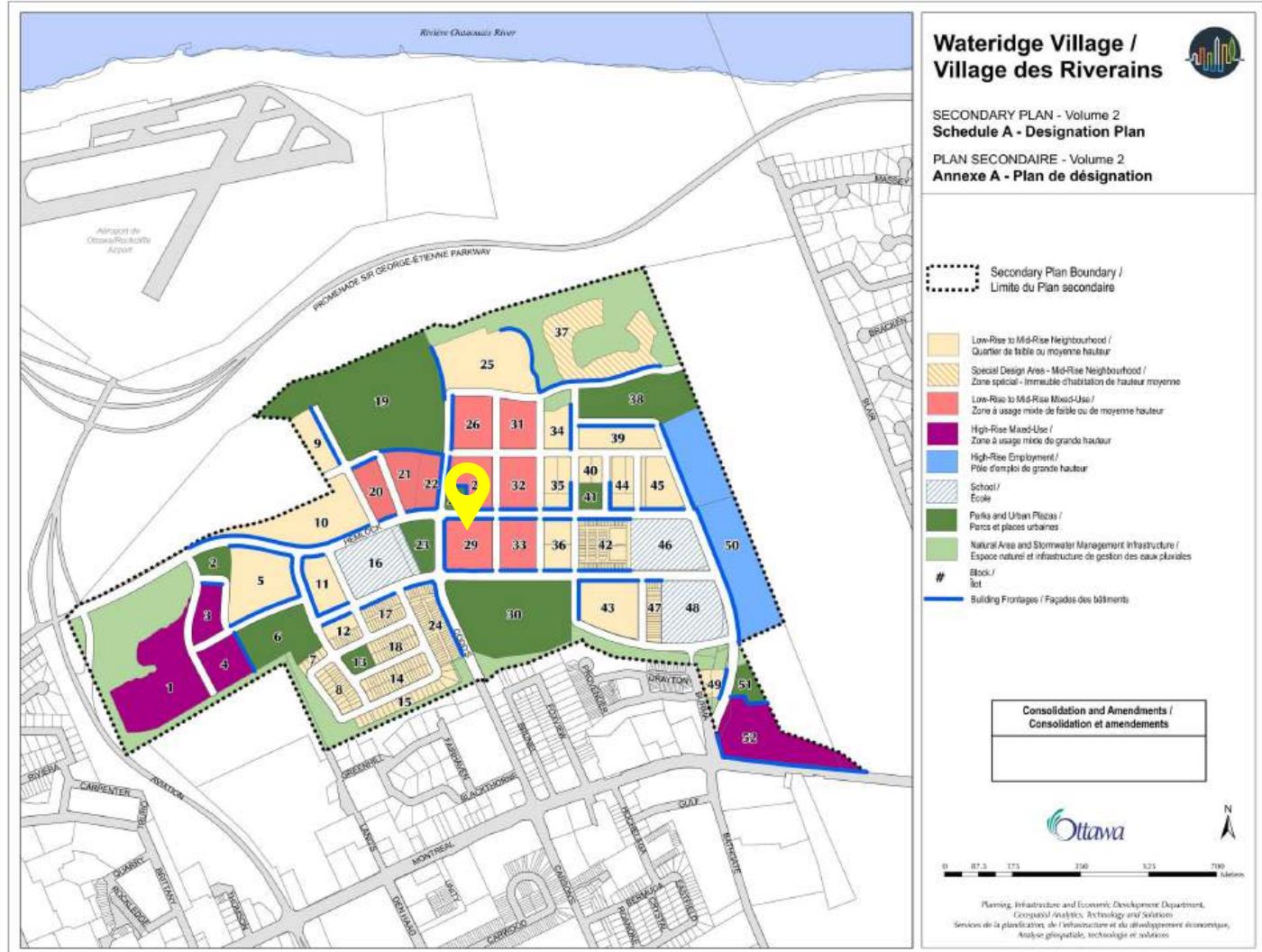
Wateridge  
Village  
—  
Village  
des Riverains

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.**



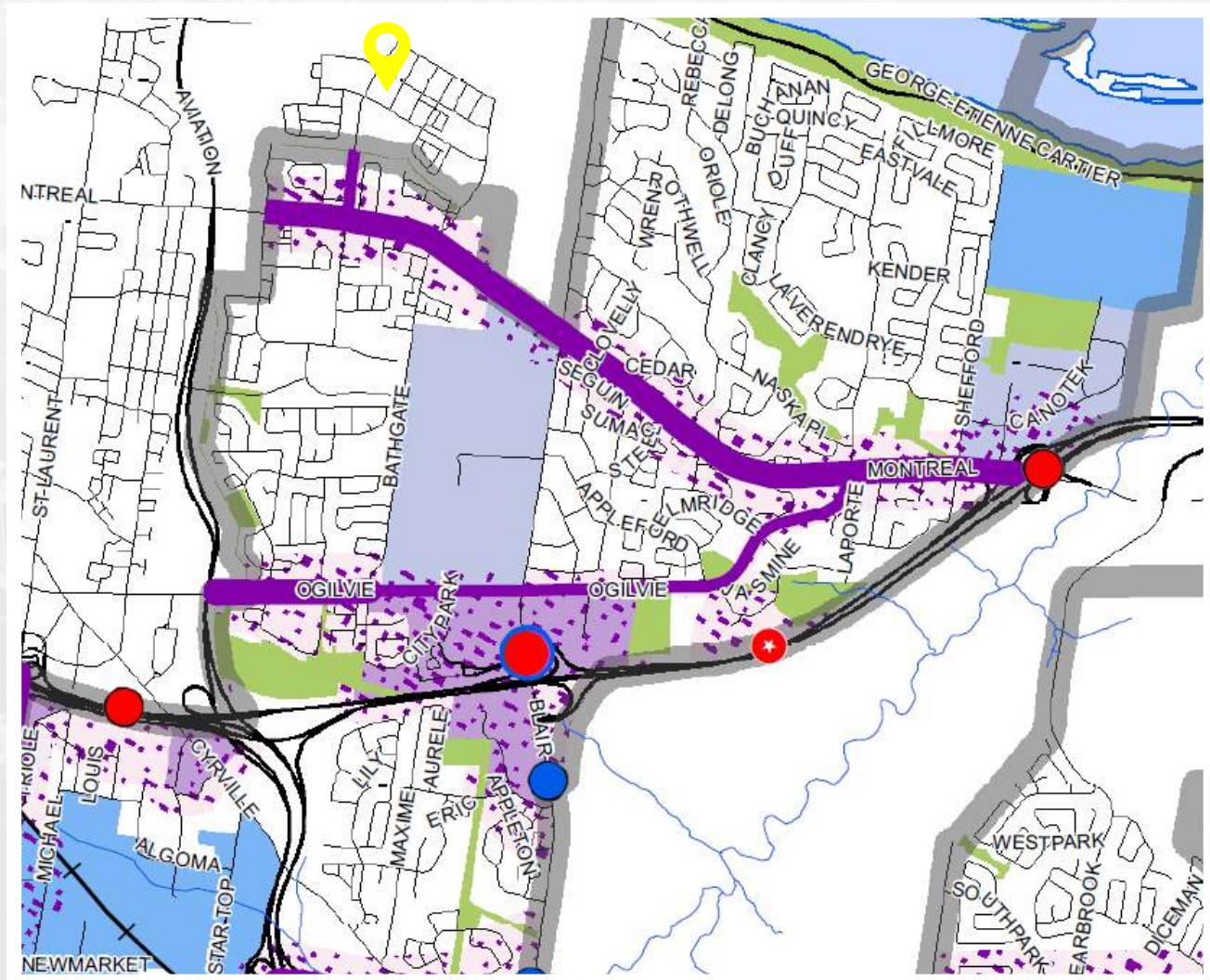
# 111-1340 HEMLOCK RD.

## 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

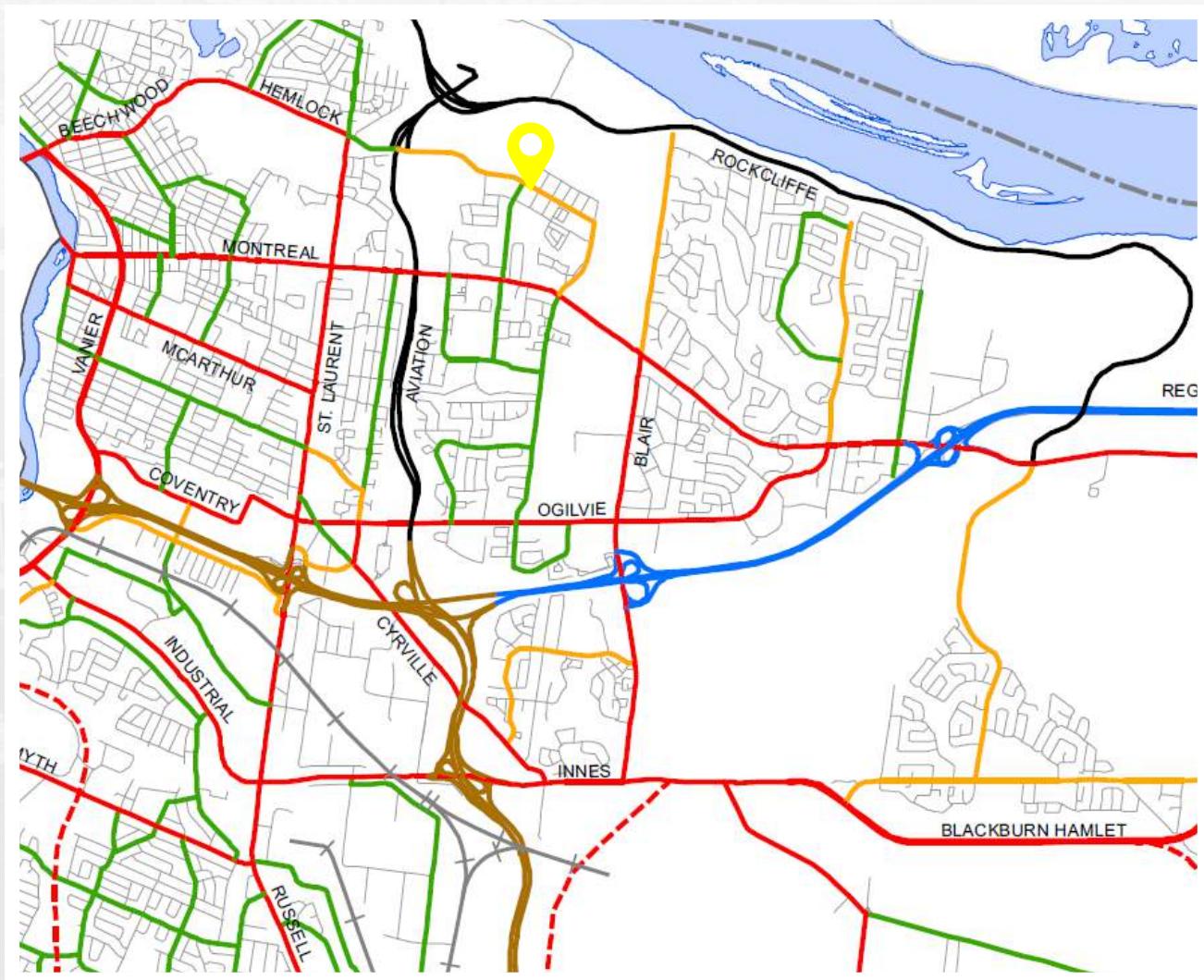
Future O-Train Station

Transfer Station

Transitway Station

# 111-1340 **HEMLOCK RD.**

## OFFICIAL PLAN - ROAD NETWORK

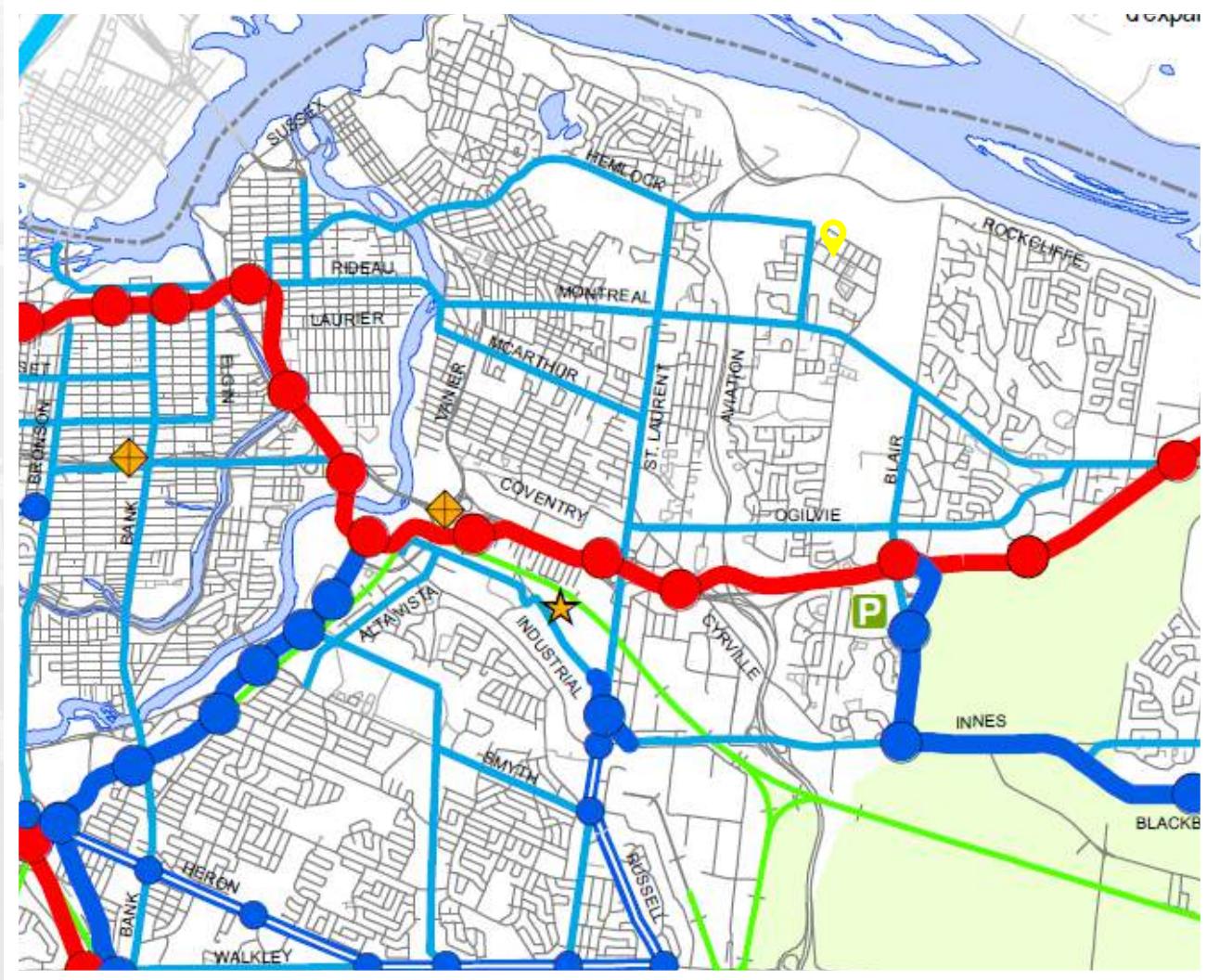


### LEGEND

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	—

# 111-1340 HEMLOCK RD.

## OFFICIAL PLAN - PUBLIC TRANSIT NETWORK



### LEGEND

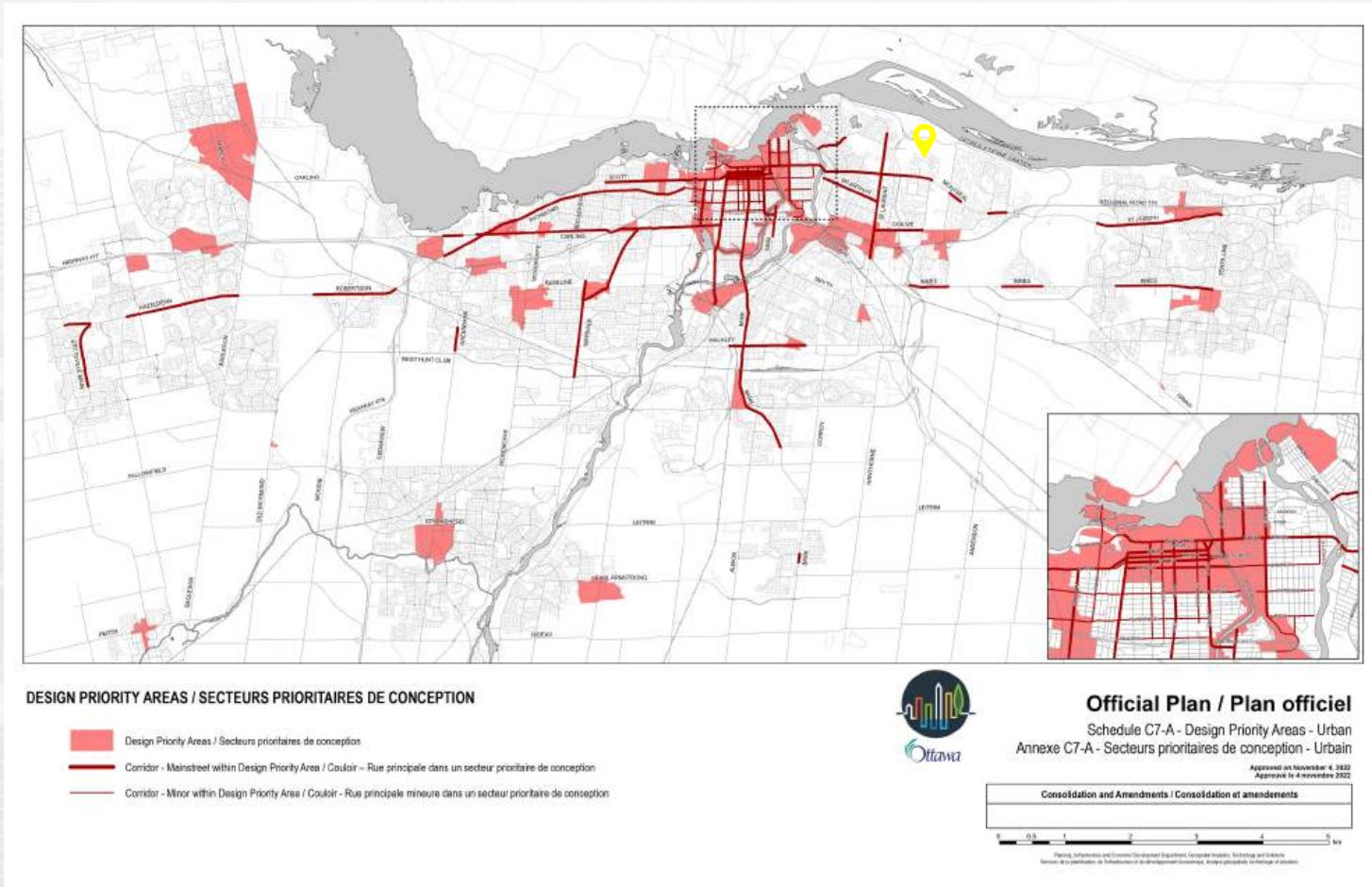
RAPID TRANSIT	
TRANSIT LEVEL OF SERVICE 'A'	
O-Train - Grade Separated Crossings	—
Transitway - Grade Separated Crossings	—
TRANSIT LEVEL OF SERVICE 'B'	
O-Train - At-Grade Crossings	—
Transitway - At-Grade Crossings	—
TRANSIT PRIORITY	
Transit Priority Corridor	—

*\*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.*

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	—

# 111-1340 HEMLOCK RD.

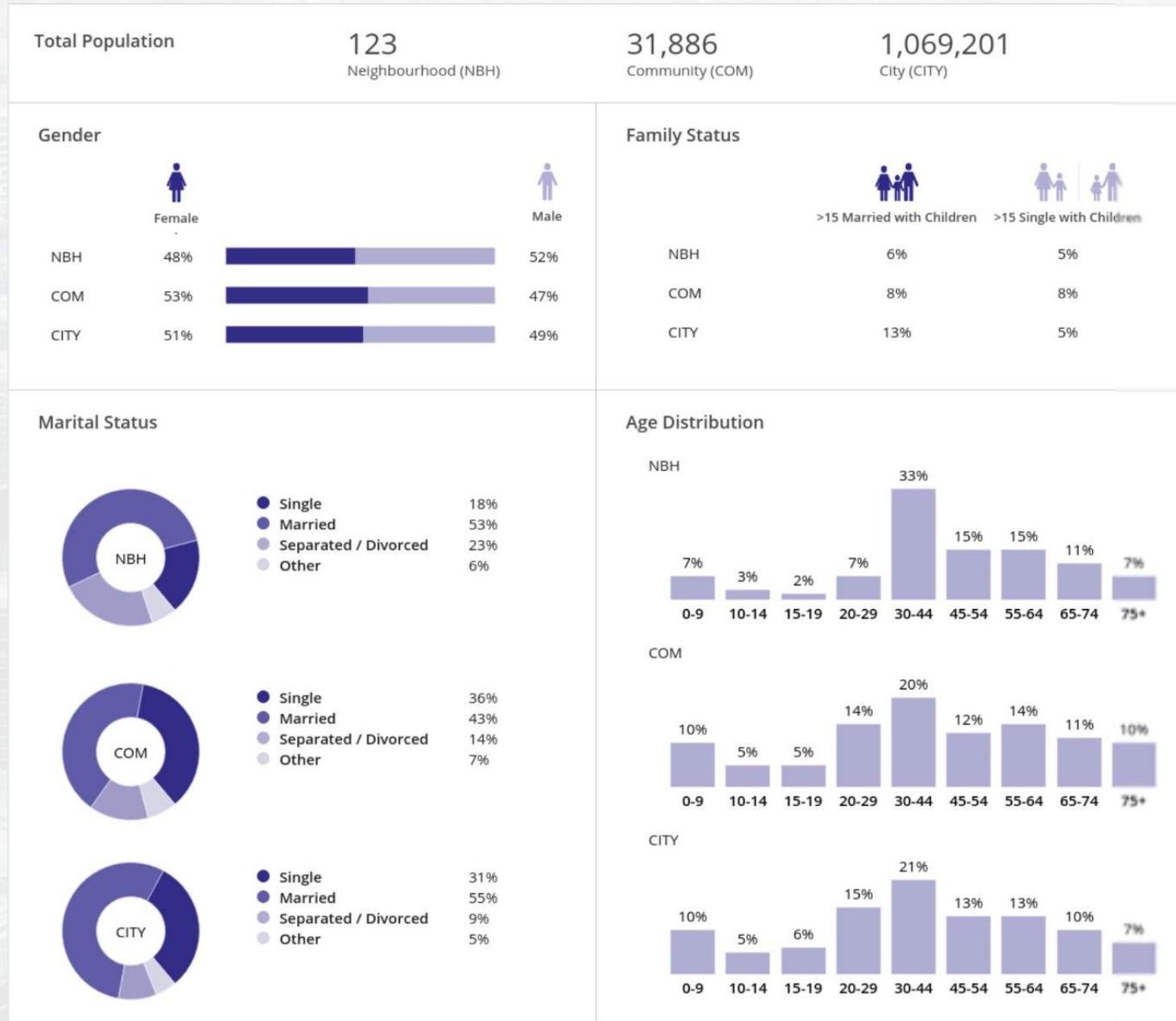
## OFFICIAL PLAN - URBAN DESIGN PRIORITY AREAS



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.

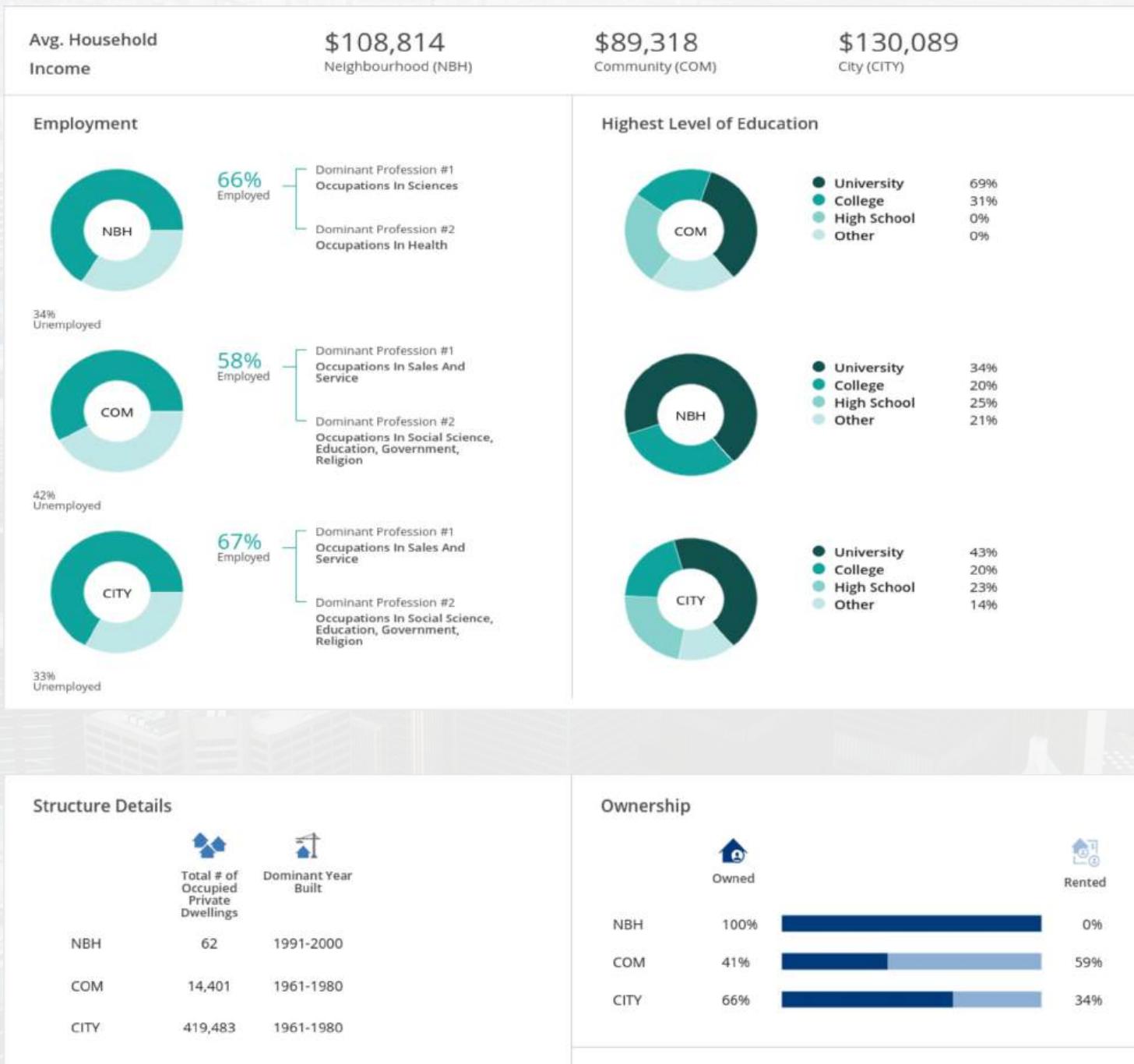
# 111-1340 HEMLOCK RD.

## DEMOGRAPHICS - POPULATION



# 111-1340 HEMLOCK RD.

## DEMOGRAPHICS - SOCIO-ECONOMICS



**111-1340  
HEMLOCK RD.**

## NOTES

**Data/Information Sources (Where Applicable):**

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>

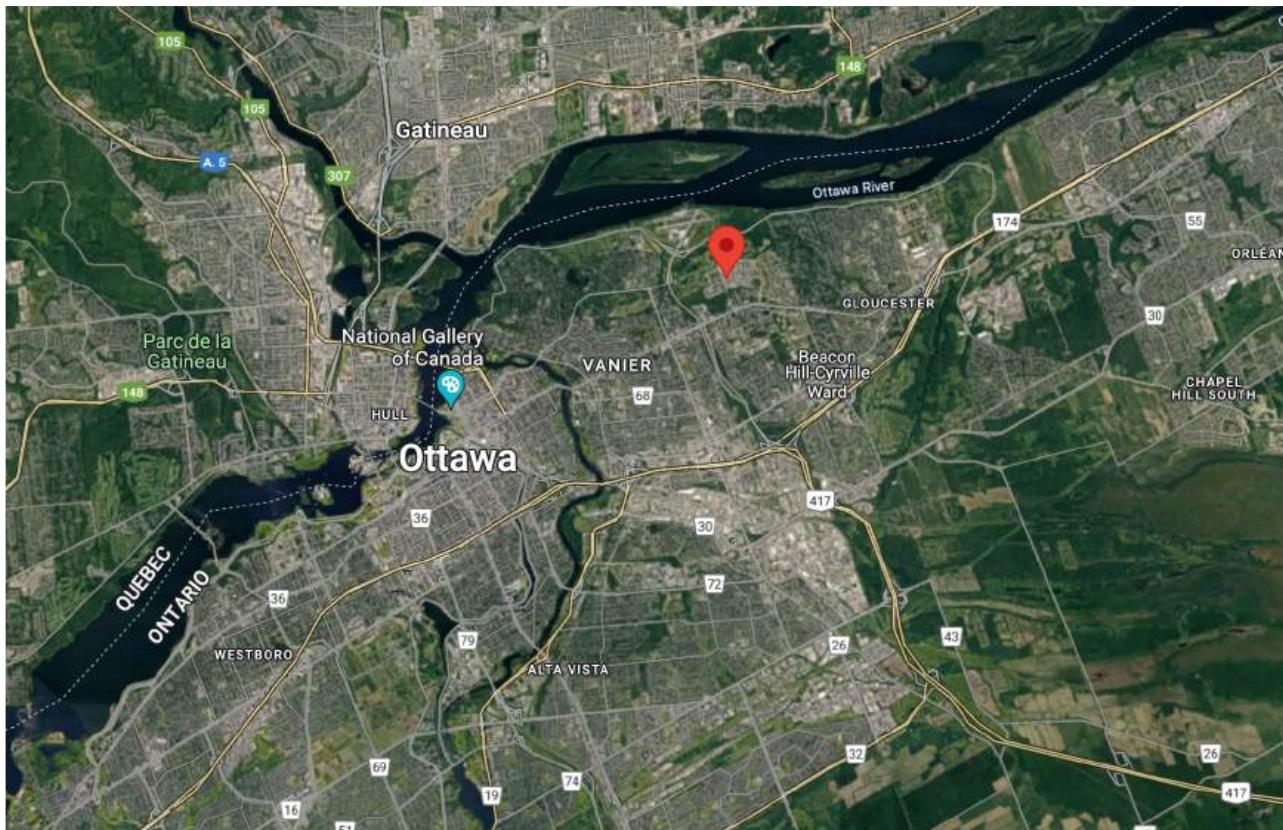
### **Disclaimer:**

**Disclaimer:** We strive to provide the most accurate information available, but some details may be complex or subject to change without notice. The information is deemed reliable but is not guaranteed to be accurate or complete. No warranty or representation of any kind, express or implied, is made regarding the information contained within this email. All parties are recommended to independently verify all details, and all measurements provided are approximate and should be independently confirmed. This information is not intended to replace any type of professional advice.

# 111-1340 HEMLOCK RD.

## LOCATION

Dist/Neigh: 3104 - Cfb & Area



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**DRM**  
REAL ESTATE & DEVELOPMENTS