

# FOR SALE

5459 CANOTEK ROAD, UNIT 4

Ottawa, ON K1J 9M3



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### OFFERING SUMMARY

Unit:	4
Sale Price:	\$1,415,00.00
Size:	4,800 SF
Zoning:	IL2
Property Tax:	approx. \$14,130/yr
Monthly Condo Fees:	\$2,172.36 + HST

### PROPERTY OVERVIEW

Excellent investment opportunity featuring single industrial condo unit for sale in the Canotek Business Park with approx. 4,800 SF of flexible space over 2 levels. Unit 4 offers approx. 1,200 SF of welcoming ground floor showroom space, approx. 1,200 SF of bright 2nd floor office space and approx. 2,400 SF of warehouse space with 20' ceilings for optimal high storage racking. Grade loading door at rear, 9 parking spaces and 200 amp service. Currently set up with paint booth and venting in place. Fully renovated (2021) including a new roof, new HVAC system, fresh exterior paint, new asphalt and parking lot lines. This purchase opportunity is ideal for a business owner looking to make a long term investment and build equity. Please call us to learn how you can own while paying similar monthly costs as leasing.

### PROPERTY HIGHLIGHTS

- Highly desirable Ottawa location
- Modernized building and open floor plan with flexible usage
- Grade loading door at rear
- 9 parking spaces
- 200 amp service

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Additional Photos



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Additional Photos



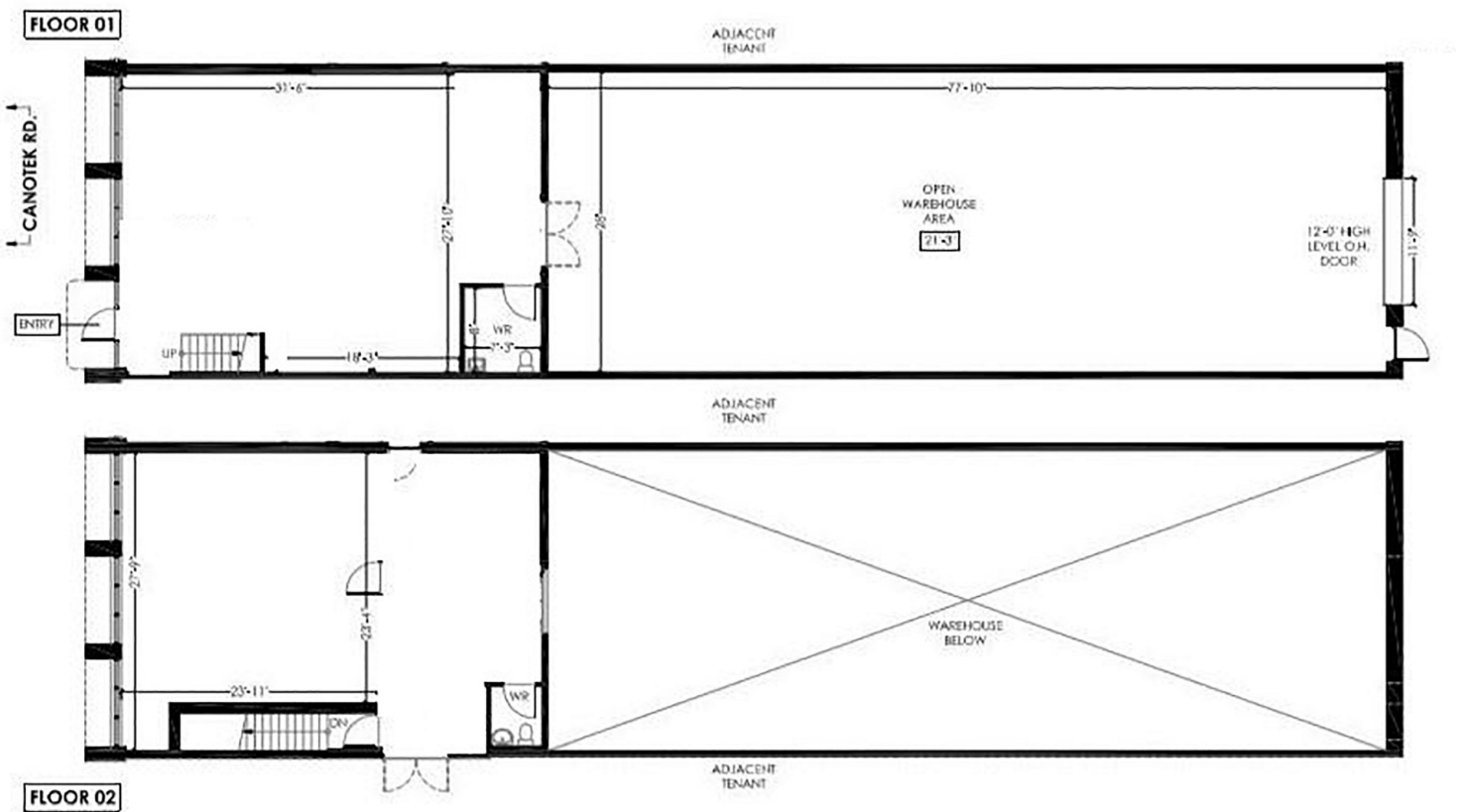
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Retailer Map



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