



1240 Kenaston Street, Ottawa, ON

Owner/User and Investment Opportunity **For Sale**

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Property Overview

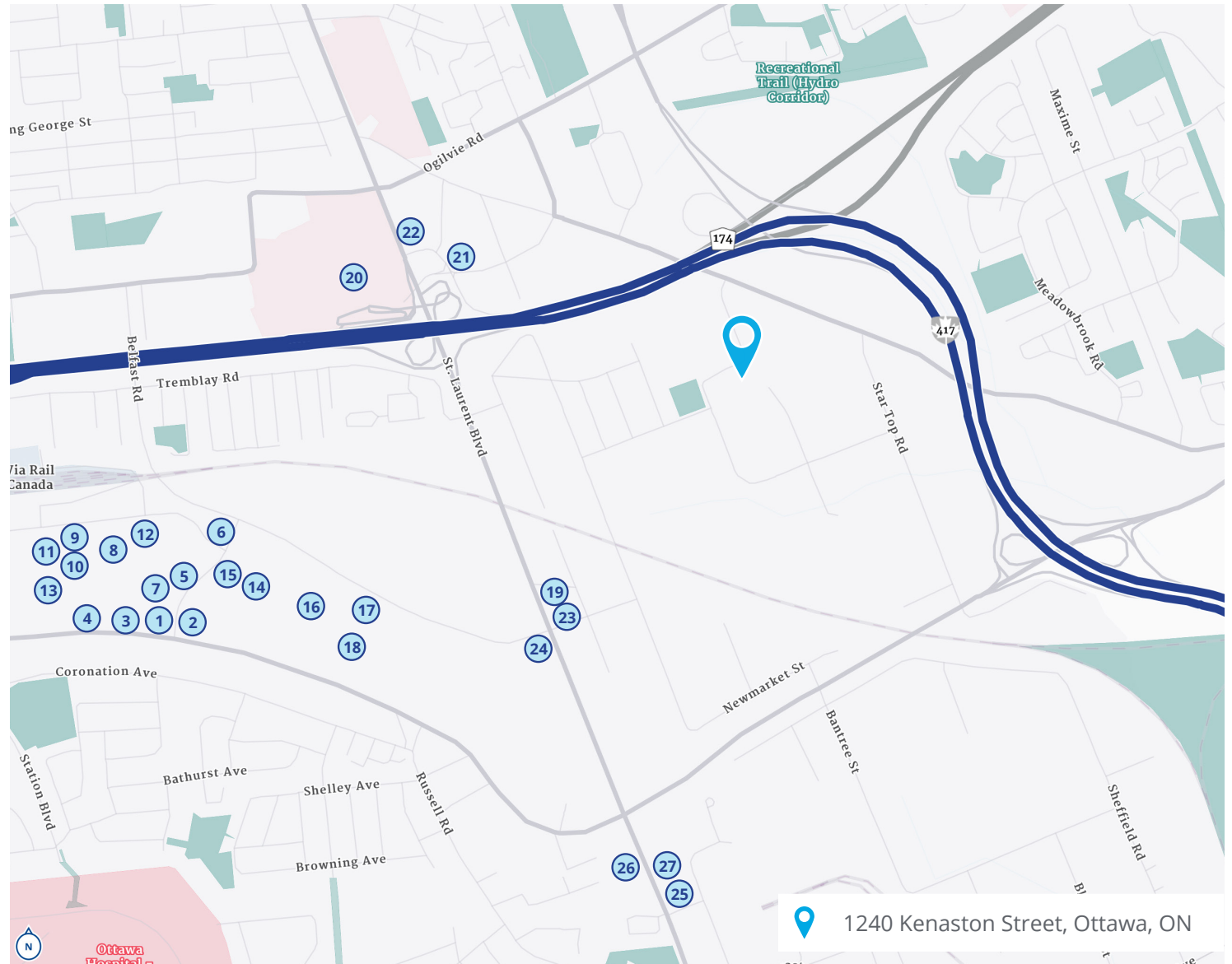
Address	1240 Kenaston Street, Ottawa, ON	
Location	Located off of Labrie Avenue and Algoma Road in the east end	
Lot Size	41,247 SF (0.946 acres)	
Building Area	14,910 SF	
Unit Areas	Unit A: Vacant Space: 9,695 SF	Unit B: Tenanted Space: 5,215 SF
	Office Space: 3,973 SF	Office Space: 1,690 SF
	Warehouse Space: 5,722 SF	Warehouse Space: 3,525 SF
Sales Price	\$5,995,000	
Property Taxes	\$71,567.87 (2024)	
PIN#	1) 042630181 2) 042630459 3) 042630312	
Warehouse Clear Height	Low side clear: 20'-10" and high side clear: 23'-10"	
Loading	1 grade level loading door and 2 dock level loading doors	
Zoning	IL2F(0.7)H(14)	
Legal Description	1) PT LT 25, CON 2 OF, PART 3 & 4, 5R2178; GLOUCESTER SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 1 & 2, 4R30443 AS IN OC1943038; 2) PART OF LOT 25, CON 2 OTTAWA FRONT GLOUCESTER, PARTS 1 AND 2 ON 5R2178 EXCEPT PART 1 ON 4R29831 CITY OF OTTAWA; 3) PART LOT 25 CONCESSION 2 O.F., PART 39 PLAN 4R14871; GLOUCESTER	
Comments	<ul style="list-style-type: none">• Mix of office and warehouse space• Building consists of open and enclosed areas, kitchenette, copier room, reception area, boardroom, lunchroom and warehouse• Large windows provide abundant natural light in the office space• Nearby amenities are plentiful• Easy access from Highway 417• Minutes from St. Laurent LRT Station and OC Transpo• Available Spring 2025	





Nearby Amenities

- 1 Five Guys
- 2 CIBC Branch
- 3 Mucho Burrito
- 4 Fitness Depot
- 5 Starbucks
- 6 Wendy's
- 7 The Chopped Leaf
- 8 Dynacare Laboratory
- 9 Dollarama
- 10 Winners
- 11 Chickpeas
- 12 Tommy Hilfiger
- 13 Walmart/McDonald's
- 14 Marshall's
- 15 Michaels
- 16 Movati Athletic
- 17 Farmboy
- 18 Kettlemans Bagel
- 19 Red Lobster
- 20 St. Laurent Shopping Centre
- 21 Lone Star Texas Grill
- 22 Pizza Pizza
- 23 MacEwen's
- 24 Cora Breakfast & Lunch
- 25 McDonald's
- 26 St. Hubert
- 27 Subway





[View Online Listing](#)

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