

CBRE

For Sale

747 Silver Seven Road

UNITS 30-35



Asking Price: \$15,000,000

Executive Summary

CBRE Limited (the “Advisor”) has been retained by 2839694 Ontario Inc. (the “Owner”), for the sale of commercial condominium units, Units 30 – 35 at 747 Silver Seven Road, Ottawa, Ontario (the “Property” or “Units”).

This exceptional Property offers incoming purchasers an exceptional opportunity to acquire units within a recently constructed building, which units are improved as Ottawa’s largest Emergency and Specialty Animal Hospital.

The Owner has a long-term lease in place with the Tenant, delivering a purchaser stabilized long-term income from a high-quality covenant tenant.

Located centrally in the highly accessible Terry Fox Business Park in Kanata, the Property is located across from Costco, Home Depot, Movati and a recently constructed modern U-Haul storage facility.

The commercial condo offers a professional environment predominately occupied by medical, dental, professional services and retail uses.

The building was constructed in 2021, and the Units were improved in 2023, providing a buyer with minimum capital exposure in the short-term.

The Condominium Corporation is managed by Apollo Property Management, who administer all common elements, property maintenance and expenses on behalf of the owners. As a commercial condominium, a buyer is provided in-place management services and a passive investment opportunity.

CBRE is offering the opportunity on a first-come-first served basis at an asking price of \$15,000,000.

Investment Highlights



STABILIZED INCOME

With approximately 9.5-years of Lease Term remaining, and annualized rent increases of 3%, the Property offers an investor long-term stabilized income.



RECENT CONSTRUCTION

Constructed in 2021, the Property provides minimal exposure to near term capital investment.



COMMERCIAL CONDOMINIUM

Units are located within Commercial Condo 1033 which is professionally managed by Apollo Property Management, and the Tenant maintaining within premises requirements, the investment requires limited management by the buyer.



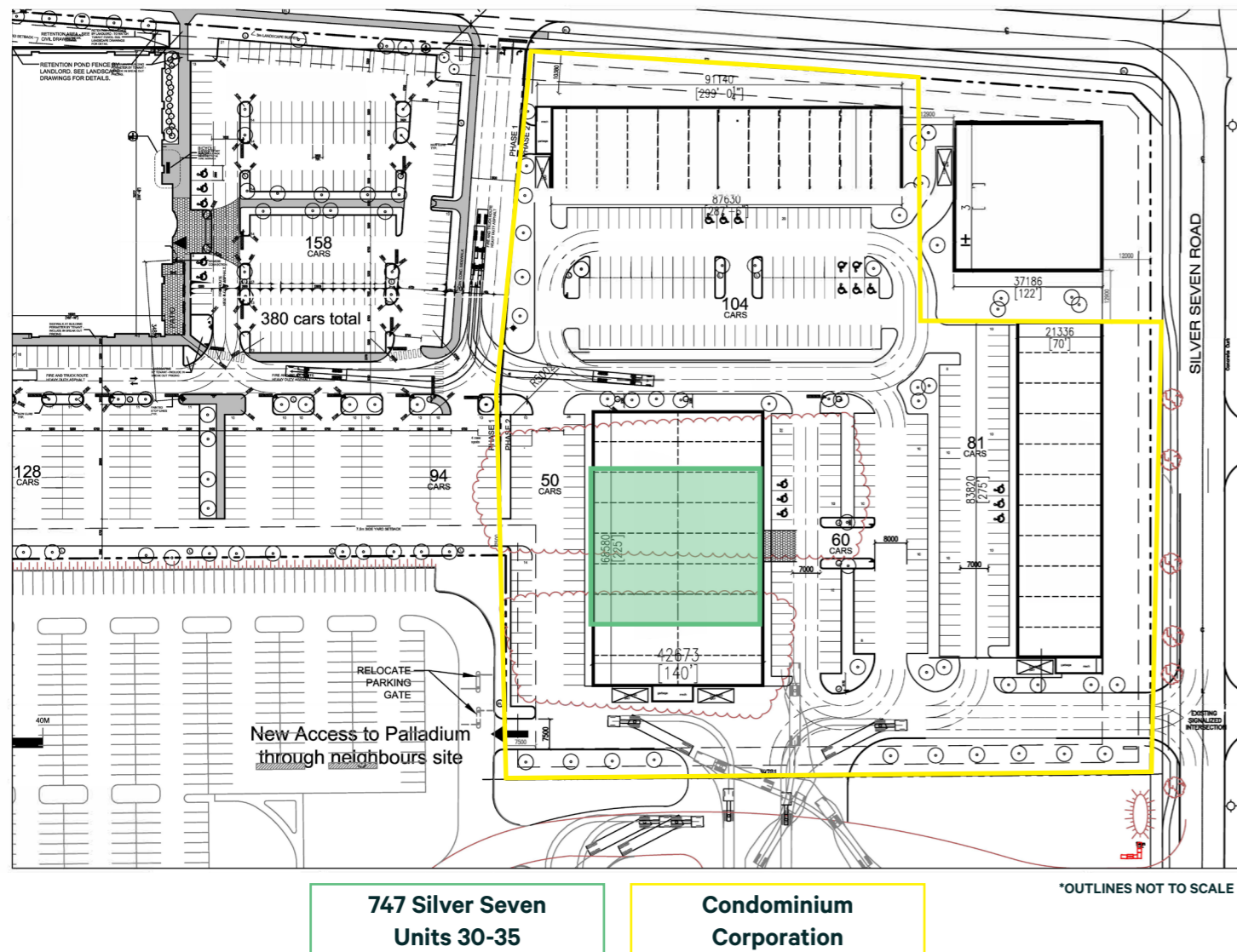
LOCATION

Located centrally in the Terry Fox Business Park, across from Costco, Home Depot and Movati, and easily accessible from Highway 417.





Site Plan



Property & Unit Details

CONDOMINIUM CORPORATION PROPERTY DETAILS

Commercial Condominium	Condominium Plan No. 1033
Condominium Lot Area	6.272 acres
Zoning	IM[2440] H(30)-h
Property Manager	Apollo Property Management
Condominium Area	737 Silver Seven Units 1 - 12 - 19,730 SF (Ground Floor) 767 Silver Seven Units 16 - 27 - 20,600 SF (Ground Floor) 747 Silver Seven Units 29 - 37 - 30,780 SF (Ground Floor)

UNIT DETAILS

Unit 30	3,580 SF
Unit 31	3,220 SF
Unit 32	3,352 SF
Unit 33	3,713 SF
Unit 34	3,341 SF
Unit 35	3,236 SF
Unit 35	1,039 SF (Mezzanine)
Total	21,481 SF

Unit 30-35 Area

Unit 30 -Unit 35
Level 1

Legal Description

OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 1033 AND ITS APPURTENANT INTEREST SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC24-60052 CITY OF OTTAWA

Lease Details & Tenant Overview

Tenant	A. Lowe, J. Liptak and G. Thatcher Veterinary Medicine Professional Corporation
Net Rent	\$1,200,000 per annum, increasing 3% each year, less utilities (gas, water, hydro, sewer)
Net Operating Income	\$1,107,397 (2025, based on information available)
Operating Expenses & Taxes/Condominium Fees	Directly payable by the tenant
Expiry Date	September 30, 2035
Rights to Renew	2 x 5 Year at FMR, not to be less than 3% of the previous year rent

A. Lowe, J. Liptak and G. Thatcher Veterinary Medicine Professional Corporation is 15% owned by Doctor's Andrew Lowe, Julius Liptak and Graham Thatcher and 85% owned by Vet Strategy.

Vet Strategy is a national network of veterinary practices operating over 400 Veterinary Hospitals across Canada. Established in 2006, Vet Strategy has expanded into Canada's leading network of veterinary clinics and hospitals.

www.vetstrategy.com

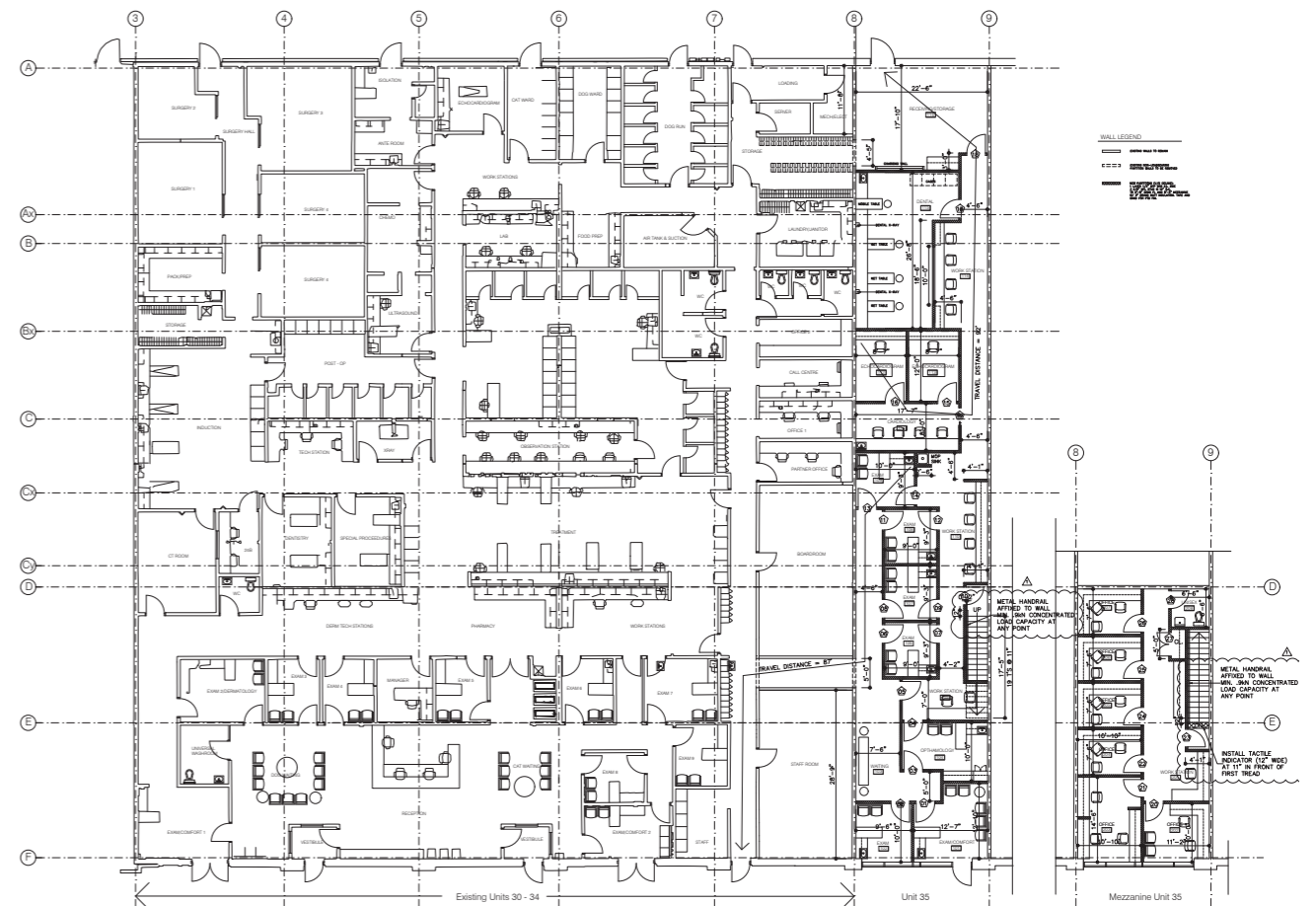


Vet Strategy is part of IVC Evidensia, the global leader in veterinary care. Headquartered in Bristol, United Kingdom, IVC Evidensia operates over 2,500 locations across 20 countries.

www.ivcevidensia.com



Unit Floor Plan



Financial Overview

Cash Flow	0	1	2	3	4	5	6	7	8	9	10
	01-OCT-25	01-OCT-26	01-OCT-27	01-OCT-28	01-OCT-29	01-OCT-30	01-OCT-31	01-OCT-32	01-OCT-33	01-OCT-34	01-OCT-35
Net Rent	\$1,200,000	\$1,236,000	\$1,273,080	\$1,311,272	\$1,350,611	\$1,391,129	\$1,432,863	\$1,475,849	\$1,520,124	\$1,565,728	\$1,612,700
Utilities	\$92,603	\$95,381	\$98,243	\$101,190	\$104,225	\$107,352	\$110,573	\$113,890	\$117,307	\$120,826	\$124,451
Adjusted Net Rent	\$1,107,397	\$1,138,767	\$1,170,985	\$1,204,073	\$1,238,051	\$1,272,941	\$1,308,766	\$1,345,547	\$1,383,307	\$1,422,070	\$1,461,859

Location Overview

747 Silver Seven Road is a well-located commercial property situated in Ottawa's established west-end business corridor. The site benefits from excellent accessibility via nearby arterial roads and major highway connections, offering convenient access throughout the greater Ottawa region. The property is well suited for a range of commercial and employment uses, including office, flex, or light industrial users. A functional building design and professional exterior presence support efficient operations and a strong corporate image. Ample on-site parking and proximity to surrounding amenities further enhance the usability of the location. Positioned within a recognized employment node, 747 Silver Seven Road presents a practical opportunity for tenants or owner-occupiers seeking a strategic west-Ottawa address.



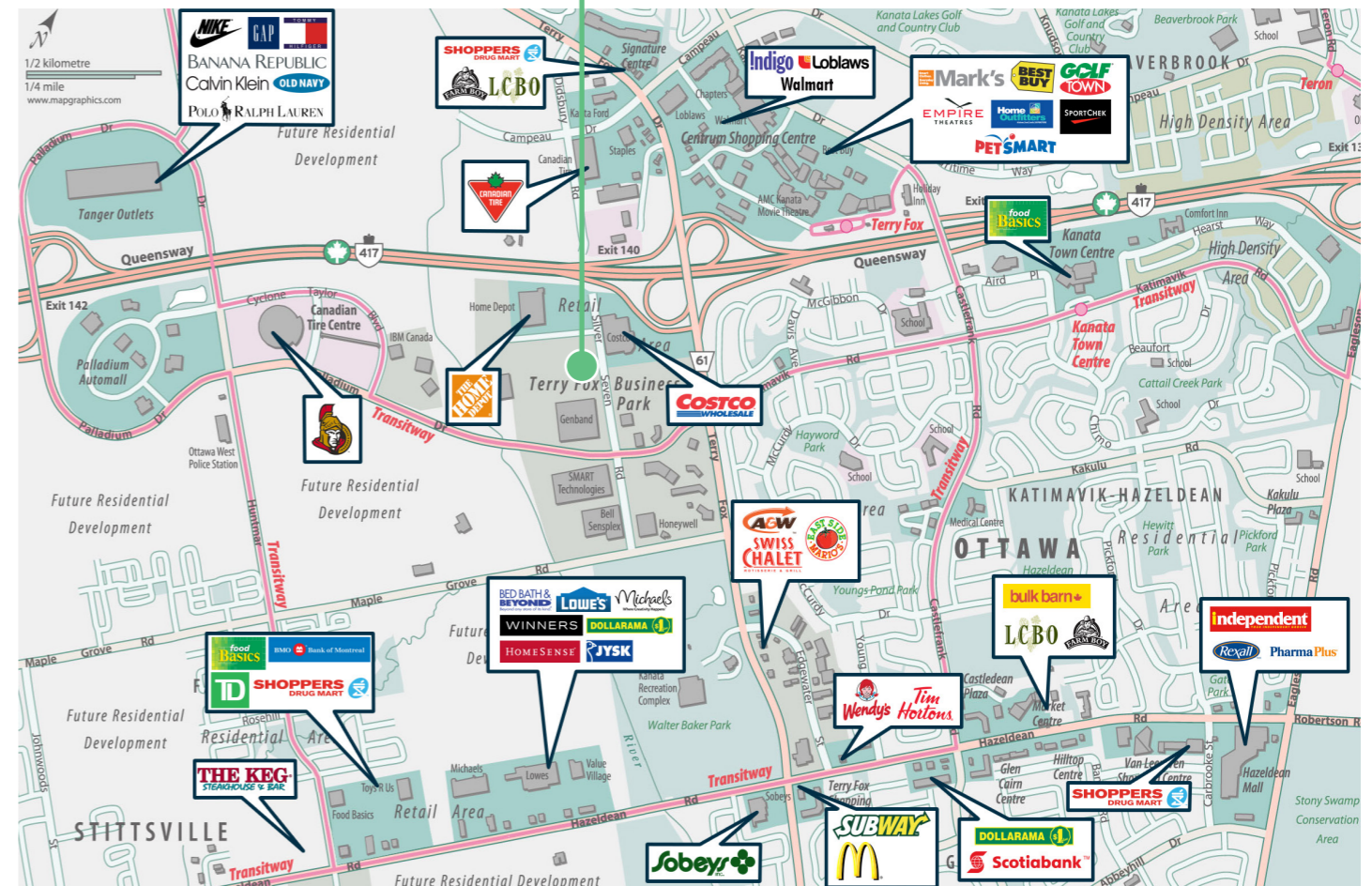
TRANSIT CONNECTIVITY

1KM
Highway 417

1.5KM
Kanata Centrum

25KM
Downtown Ottawa

27KM
Ottawa International Airport



FOR SALE

747 Silver Seven Road
Units 30-35
Ottawa, ON

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