

Medical/Office Building For Sale

1014 Maitland Avenue

Vacant Possession Available March 2026



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property summary



PROPERTY DESCRIPTION

Positioned adjacent to Highway 417, this rare standalone commercial building offers a strategic opportunity for business owners seeking property ownership in a high-exposure, central Ottawa location. Ideal for professional service firms and medical practitioners, this property provides an excellent combination of accessibility, visibility, and functionality.

OFFERING SUMMARY

Sale Price:	\$2,098,000
Vacant Possession:	February 2026
Building Size:	3,498 SF
Parking:	12 Surface Spaces
Zoning:	R2F[1723] Office and Medical

PROPERTY HIGHLIGHTS

- MOVE-IN READY WITH MINIMAL UPGRADES
- Functional layout requiring only cosmetic updates for most businesses. - Modern office infrastructure suitable for various industries.
- Fully accessible main floor with ramp access from the driveway.
- IDEAL USES
- This versatile space is perfectly suited for:
 - Medical & Healthcare – Clinics, specialists, physiotherapy, dental, and wellness centers.
 - Professional Services – Legal, accounting, engineering, or financial firms.
 - Tech & Consulting Firms – A professional office with room for meetings and collaboration.

interior photos

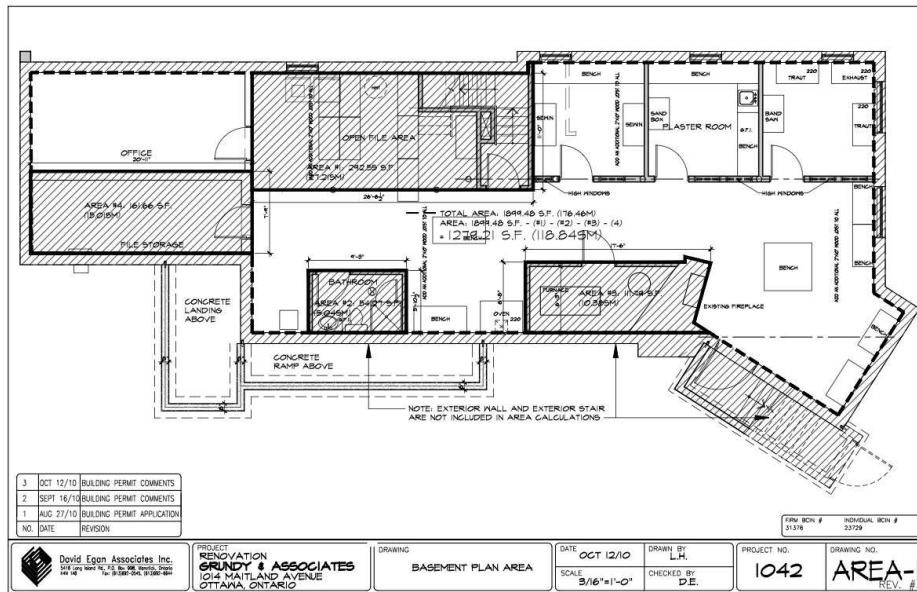


central location - 417 & maitland ave.





floor plans



retailer map

