

**For Sale**

**2966 & 2978  
Carp Road  
Ottawa, ON**



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\*Sales Representative

## The Offerings

Colliers is pleased to introduce 2966 & 2978 Carp Road for sale. These properties offer an owner / user the opportunity to own a property zoned RC7, allowing 24 uses, including retail, office and warehouse.

The subject properties are located along the northeast side of Carp Road, just south of McGee Side Road, formerly the Township of West Carleton, now in the City of Ottawa. More specifically, it is the site of a converted and renovated commercial-office building to the north of Highway 417.

2966 Carp Road is a converted residential dwelling built in 1969 into a small office building.

2978 Carp Road is a pre-engineered warehouse built in 2017, with a total floor area of 15,000 square feet.

**Asking Price: \$6,150,000**



2966 Carp Road



2978 Carp Road

2966 Carp Road | Ottawa, ON

Witness a transformation that defies time.

This residential property, originally built in 1969, has been transformed into a dynamic small office space.

The conversion retains the charm and character of the original architecture while incorporating modern amenities and functionality.

With its unique blend of vintage appeal and contemporary design, this converted property offers a professional and inspiring work environment for today's workspace.

<b>Address</b>	2966 Carp Road
<b>Building Location</b>	Located between McGee Side Road and Richard Side Road in Carp
<b>Legal Description</b>	Firstly: part lot 10, Concession 2, Huntley, as in N469443 ; secondly: part lot 10, concession 2, Huntley, as in HU12073, except pts 1 & 2 4R30179 City of Ottawa
<b>Pin Number</b>	045370848
<b>Type of Space</b>	Office
<b>Total GFA</b>	2,600 SF
<b>Year Built</b>	1969
<b>Zoning</b>	RC7 - Rural Commercial
<b>Services</b>	Private well and septic



2978 Carp Road | Ottawa, ON

Crafted in 2017, this pre-engineered warehouse stands as a testament to innovation and functionality, offering an expansive total floor area spanning an impressive 15,000 square feet.

This property has a great use of light and functional layout which make it a welcoming and vibrant atmosphere enhancing the overall aesthetic appeal of the space.

<b>Address</b>	2978 Carp Road
<b>Building Location</b>	Located between McGee Side Road and Richard Side Road in Carp
<b>Legal Description</b>	Firstly: part lot 10, Concession 2, Huntley, as in N469443 ; secondly: part lot 10, concession 2, Huntley, as in HU12073, except pts 1 & 2 4R30179 City of Ottawa
<b>Pin Number</b>	045370848
<b>Type of Space</b>	Warehouse
<b>Total GFA</b>	15,000 SF
<b>Year Built</b>	2017
<b>Zoning</b>	RC7 – Rural Commercial
<b>Services</b>	Private well and septic



## Photo Gallery



# Investment Highlights



Strategically Situated  
with Unparalleled Access



Amenities  
at Your Doorstep



Owner-user  
Opportunities



A Growing  
Population



Future Development  
Opportunities



Zoned RC7  
Allowing 24 Uses

## Location Overview

2966 & 2978 Carp Road is situated in Ottawa, Ontario, Canada, in a strategic location with excellent access to various amenities and transportation routes. The area is known for its thriving business parks, making it an attractive destination for office and industrial occupiers.

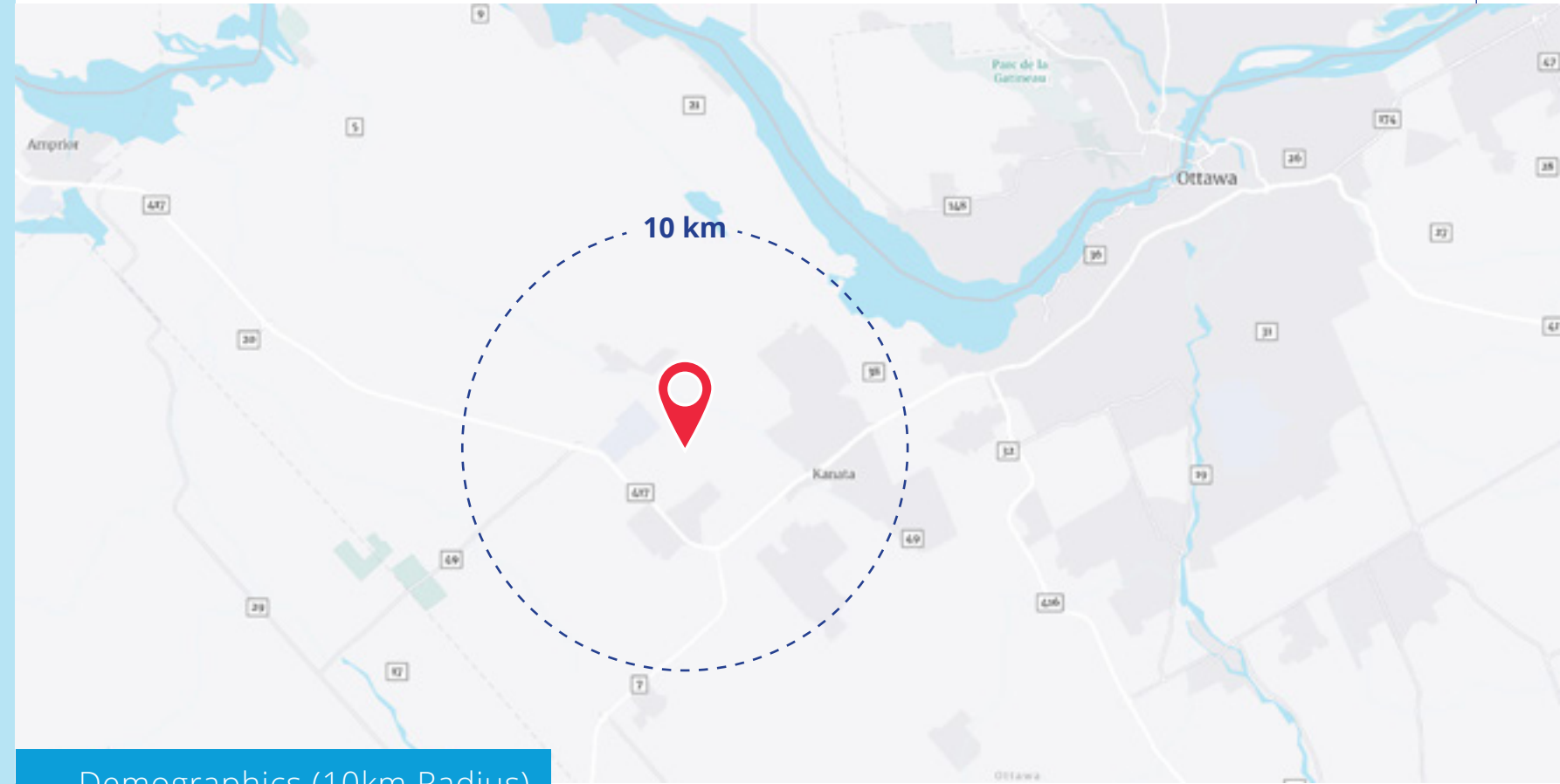
One of the notable business parks nearby is the Carp Road Corridor, which houses a diverse range of companies spanning various industries, including technology, manufacturing, and logistics. This proximity to other businesses fosters networking opportunities and collaboration potential. Another prominent business park in the area is the Kanata North Technology Park, home to numerous high-tech companies and innovative startups.

The location offers convenient access to major transportation routes. Highway 417, is just a short drive south of the area, providing easy connectivity to downtown Ottawa and

other major regions of the city. Highway 7, to the south, connects to the Ottawa Valley region and the towns of Carleton Place and Perth. These highways facilitate efficient transportation of goods and commuting for employees.

Within 5-kilometers, occupiers can find an array of amenities to cater to their needs. The Tanger Outlets shopping center is located nearby, providing a wide range of retail options, including clothing stores, restaurants, and home decor outlets. There are also several grocery stores, such as Walmart and Loblaws, in close proximity, ensuring convenient access to daily necessities.

For recreational activities and green spaces, occupiers can enjoy the Carp River Conservation Area and the Carp Fairgrounds, both within a short distance. These areas offer opportunities for outdoor activities, picnics, and events.



### Demographics (10km Radius)



**121,912**  
Total Population



**125,443**  
Total Daytime Population



**41,999**  
Total Households



**2.9**  
Avg. Persons per Private Household



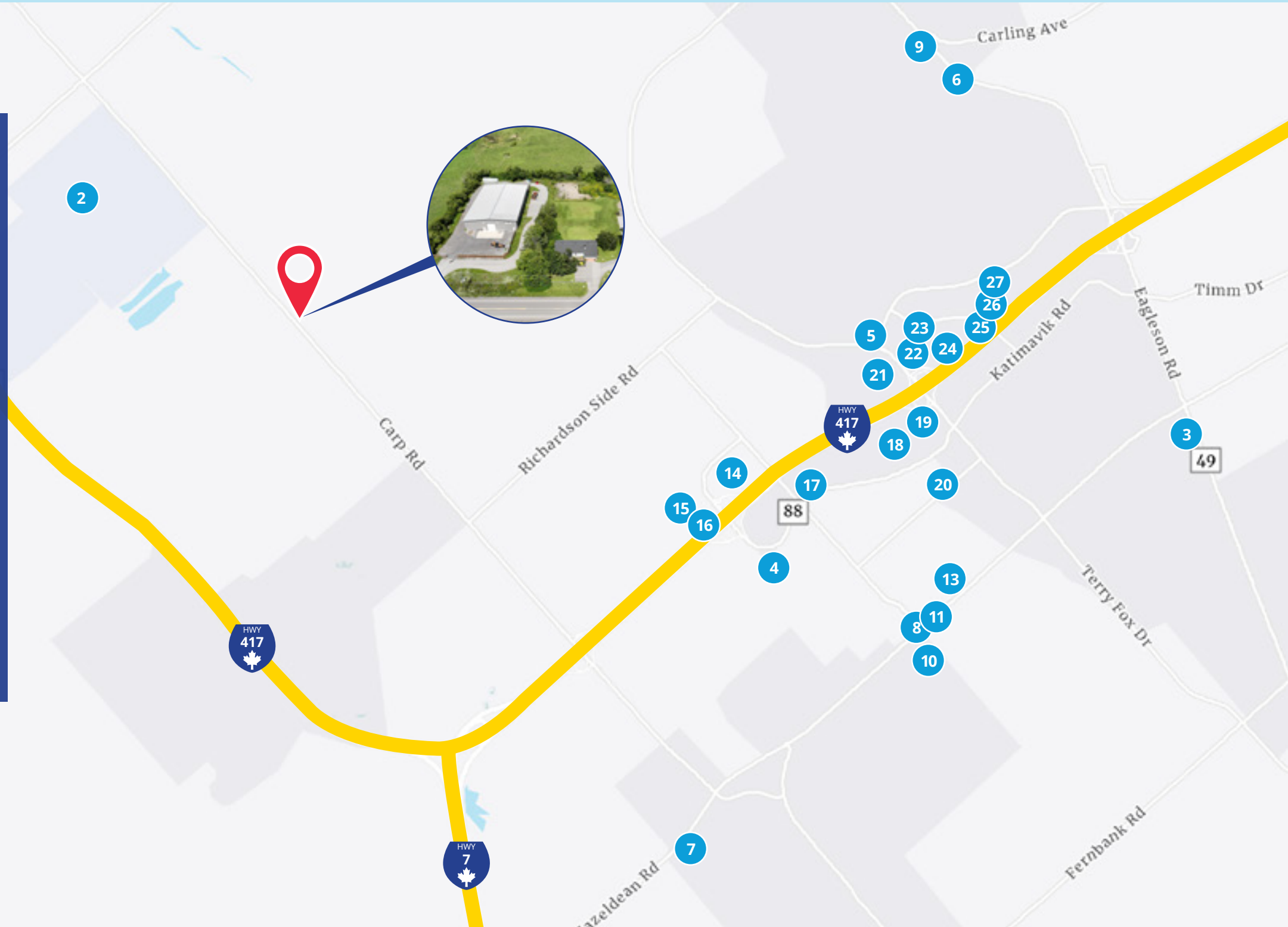
**\$159,436**  
Avg Household Income



**95.0%**  
Labour Employment Rate

## Nearby Amenities

- 2 Carp Airport
- 3 GoodLife Fitness
- 4 Tim Horton's
- 5 FarmBoy
- 6 Royal Oak
- 7 NexT
- 8 The Keg
- 9 Ultramar
- 10 No Frills
- 11 Food Basics
- 12 Winners
- 13 Michael's
- 14 Tanger Outlets
- 15 Cabela's
- 16 Princess Auto
- 17 Canadian Tire Centre
- 18 Movati Athletic
- 19 Costco
- 20 Bell Sensplex
- 21 Canadian Tire
- 22 Kanata Centrum Shopping Centre
- 23 Walmart
- 24 Landmark Cinemas Kanata
- 25 Holiday Inn & Suites
- 26 TownePlace Suites by Marriott
- 27 Homewood Suites by Hilton







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