

FOR SALE

1120 & 1126 MARCH ROAD

Ottawa, ON K2K 1X7



JOHN ZINATI
+1(613)880.4106
john@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

 **ZINATI**
REALTY
COMMERCIAL BROKERAGE



OFFERING SUMMARY

Sale Price:	\$4,300,000.00
Building Size:	8,844 + 1,500 SF
Lot Size:	4.69 (2.69 + 1.99) Acres
Property Tax:	\$25,813.27 + \$3,203.00
Zoning:	RC3[469r] + RR3

PROPERTY OVERVIEW

Kanata North development opportunity. Rapid residential expansion surrounds this site, including a 3,500 unit residential development directly adjacent. 1120 March Road has a commercial plaza with 4,844 square feet on the main level and 4,000 square feet of finished space in the walkout basement. 1126 March Road is approximately 2.7 acres, with a two (2) story, approximately 1,500 square foot detached home. Located on the Northeast side of March Road, less than one (1) kilometer from Klondike Road and Kanata's tech district. This location offers excellent exposure and great advertising visibility due to the high traffic along this major thoroughfare. A great income property that is also a superb investment for both the current income stream and future potential. This location is a prime development site for further commercial and residential opportunities to expand along the urban boundary.

PROPERTY HIGHLIGHTS

- 2 Separate Parcels: 2 PINs/ARNs/legal descriptions.
- Fully tenanted four (4) unit commercial plaza.
- 40 parking spaces with room to expand (new pavement 2022).
- Propane gas, forced air heating.
- Municipal water services connected.

JOHN ZINATI

+1(613)880.4106

john@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

1120 & 1126 MARCH ROAD OTTAWA, ON K2K 1X7

Rent Roll

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT
A & B	Mixed Martial Arts and Fitness Academy (MMAFA)	4,422 SF	50%	\$20.26	\$89,590
C	March Dental	2,211 SF	25%	\$21.06	\$46,564
D	Marchdale Massage	2,211 SF	25%	\$20.41	\$45,127
TOTALS		8,844 SF	100%	\$61.73	\$181,281
AVERAGES		2,948 SF	33.33%	\$20.58	\$60,427



JOHN ZINATI

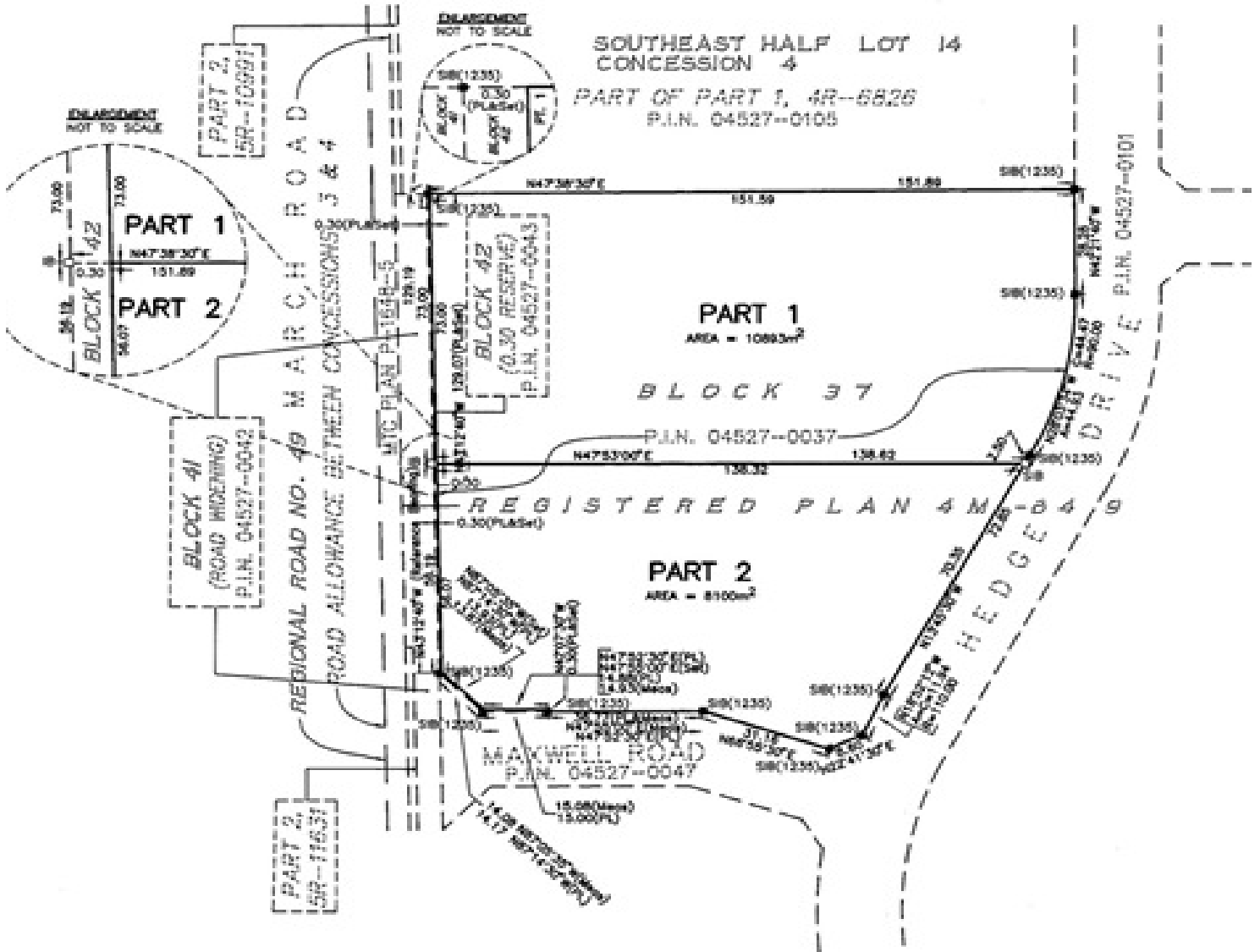
+1(613)880.4106

john@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

1120 & 1126 MARCH ROAD OTTAWA, ON K2K 1X7

Site Plan



JOHN ZINATI

+1(613)880.4106

john@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM



1120 & 1126 MARCH ROAD
OTTAWA, ON K2K 1X7

Property Outline



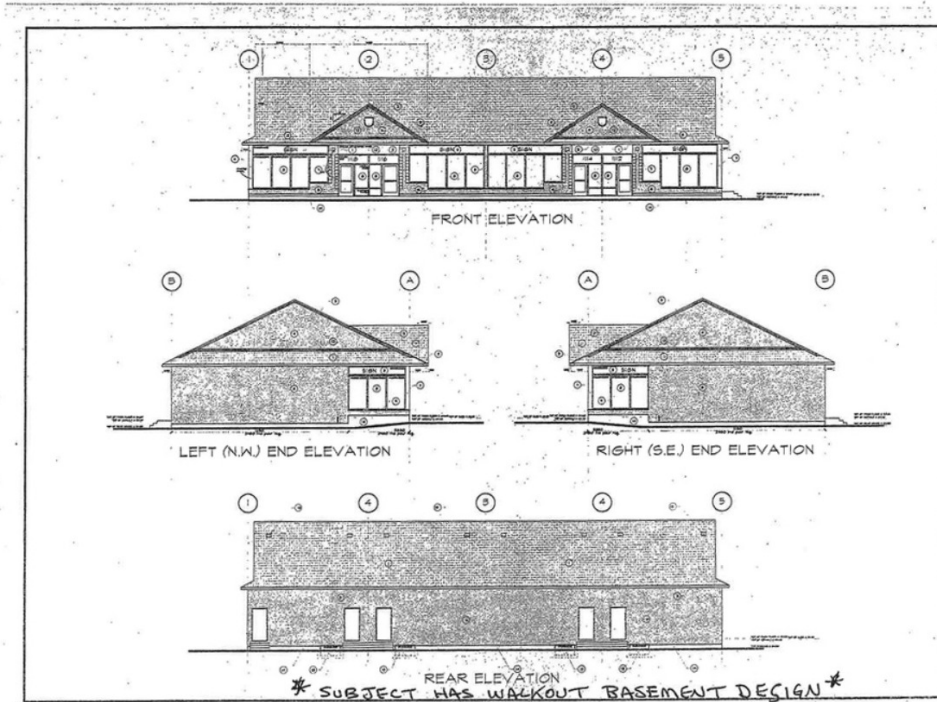
JOHN ZINATI

+1(613)880.4106

john@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

ZINATI
REALTY
COMMERCIAL BROKERAGE

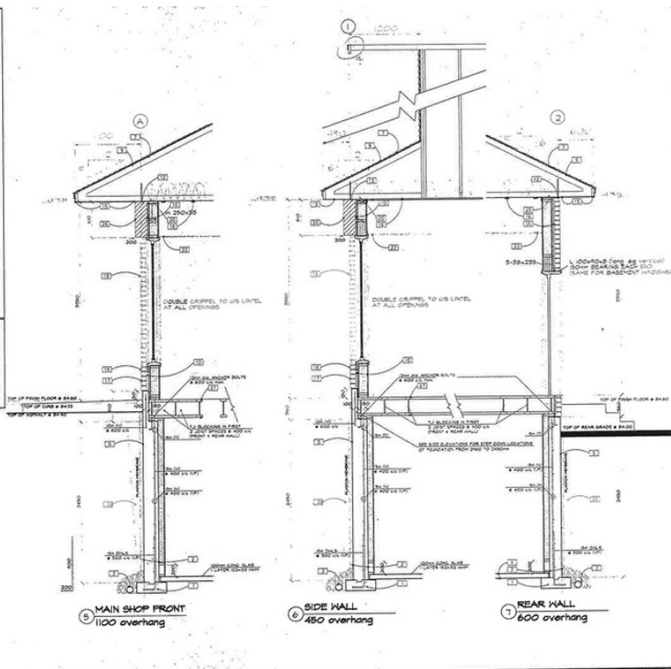


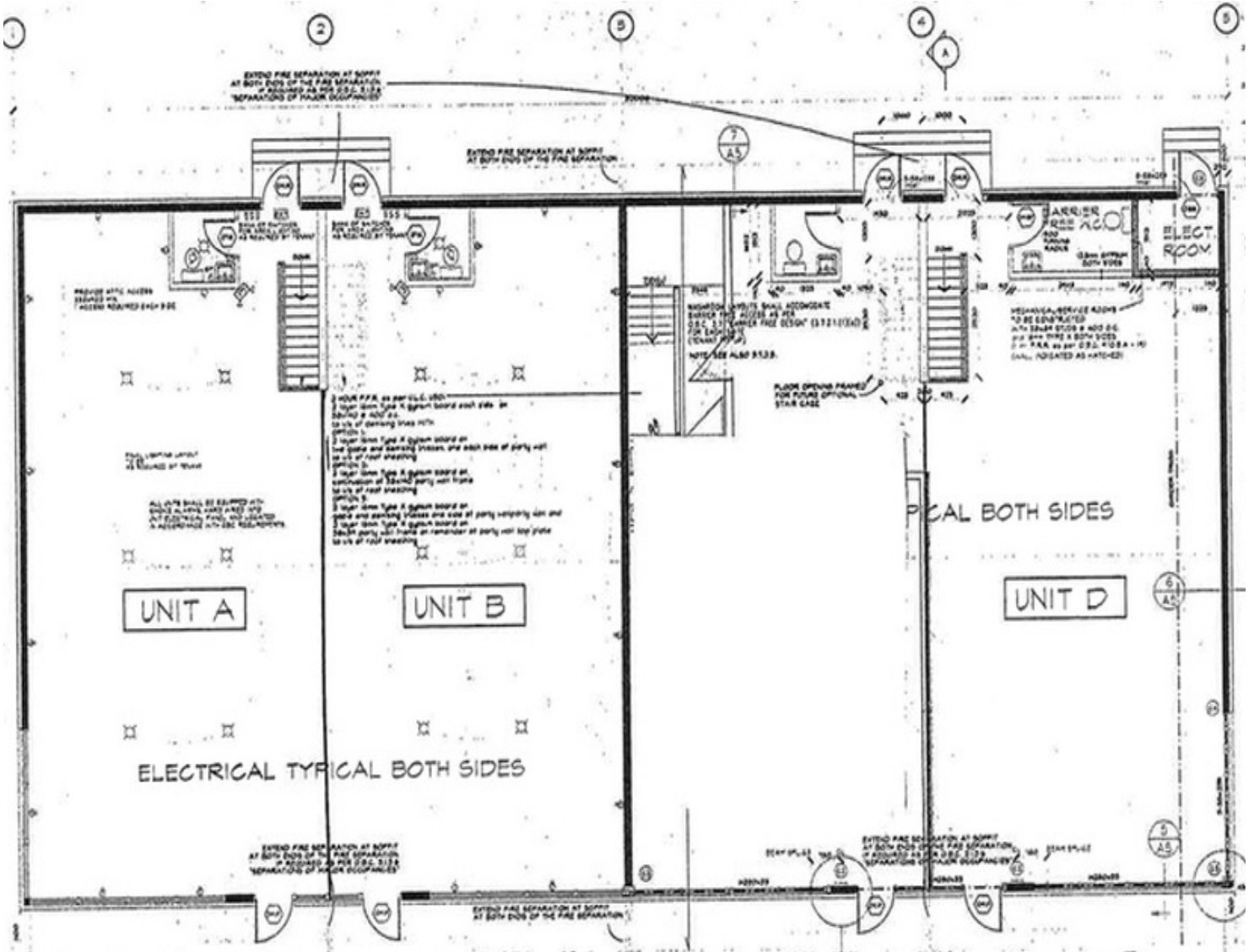
GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA (NBC) AND ALL APPLICABLE BY-LAWS.
2. THE ARCHITECT'S DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE CONSULTANTS.
3. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR THE CONSULTANTS.
4. THE ARCHITECT'S DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
5. THE ARCHITECT'S DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL PLANNING DEPARTMENT.
6. THE ARCHITECT'S DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL ENVIRONMENTAL DEPARTMENT.
7. THE ARCHITECT'S DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL FIRE DEPARTMENT.
8. THE ARCHITECT'S DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL POLICE DEPARTMENT.
9. THE ARCHITECT'S DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL HEALTH DEPARTMENT.
10. THE ARCHITECT'S DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL SOCIAL SERVICES DEPARTMENT.
11. THE ARCHITECT'S DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL EDUCATION DEPARTMENT.
12. THE ARCHITECT'S DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL TRANSPORTATION DEPARTMENT.
13. THE ARCHITECT'S DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL UTILITIES DEPARTMENT.
14. THE ARCHITECT'S DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL WASTE MANAGEMENT DEPARTMENT.
15. THE ARCHITECT'S DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL WATER SUPPLY DEPARTMENT.
16. THE ARCHITECT'S DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL SEWERAGE DEPARTMENT.
17. THE ARCHITECT'S DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL GARBAGE COLLECTION DEPARTMENT.
18. THE ARCHITECT'S DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL LANDFILL DEPARTMENT.
19. THE ARCHITECT'S DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL AIR QUALITY DEPARTMENT.
20. THE ARCHITECT'S DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL NOISE ABATEMENT DEPARTMENT.
21. THE ARCHITECT'S DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL VIBRATION ABATEMENT DEPARTMENT.
22. THE ARCHITECT'S DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL CLIMATE CHANGE DEPARTMENT.
23. THE ARCHITECT'S DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL ENERGY EFFICIENCY DEPARTMENT.
24. THE ARCHITECT'S DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL SUSTAINABLE DEVELOPMENT DEPARTMENT.
25. THE ARCHITECT'S DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL CULTURAL HERITAGE DEPARTMENT.
26. THE ARCHITECT'S DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL HISTORIC PRESERVATION DEPARTMENT.
27. THE ARCHITECT'S DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL ARCHITECTURAL HERITAGE DEPARTMENT.
28. THE ARCHITECT'S DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL LANDSCAPE ARCHITECTURE DEPARTMENT.
29. THE ARCHITECT'S DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL PLANNING AND DESIGN DEPARTMENT.
30. THE ARCHITECT'S DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL URBAN DESIGN DEPARTMENT.
31. THE ARCHITECT'S DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL STREET DESIGN DEPARTMENT.
32. THE ARCHITECT'S DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL PUBLIC SPACE DEPARTMENT.
33. THE ARCHITECT'S DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL OPEN SPACE DEPARTMENT.
34. THE ARCHITECT'S DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL RECREATION DEPARTMENT.
35. THE ARCHITECT'S DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL CULTURAL DEPARTMENT.
36. THE ARCHITECT'S DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL ARTS DEPARTMENT.
37. THE ARCHITECT'S DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL MUSIC DEPARTMENT.
38. THE ARCHITECT'S DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL THEATRE DEPARTMENT.
39. THE ARCHITECT'S DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL FILM DEPARTMENT.
40. THE ARCHITECT'S DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL TELEVISION DEPARTMENT.
41. THE ARCHITECT'S DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL RADIO DEPARTMENT.
42. THE ARCHITECT'S DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL PUBLISHING DEPARTMENT.
43. THE ARCHITECT'S DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL PRINTING DEPARTMENT.
44. THE ARCHITECT'S DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL BOOKS DEPARTMENT.
45. THE ARCHITECT'S DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL MAGAZINES DEPARTMENT.
46. THE ARCHITECT'S DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL NEWSPAPERS DEPARTMENT.
47. THE ARCHITECT'S DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL JOURNALS DEPARTMENT.
48. THE ARCHITECT'S DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL PERIODICALS DEPARTMENT.
49. THE ARCHITECT'S DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL E-BOOKS DEPARTMENT.
50. THE ARCHITECT'S DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL DIGITAL MEDIA DEPARTMENT.

INTERIOR FINISHES SCHEDULE

NO.	DESCRIPTION	FINISH	REMARKS
1	CEILING	Acoustic Tile	
2	WALLS	Paint	
3	FLOORS	Carpet	
4	DOORS	Wood	
5	WINDOWS	Wood	
6	BASEBOARDS	Wood	
7	TRIM	Wood	
8	STAIRS	Wood	
9	BATHS	Tile	
10	KITCHEN	Tile	
11	RESTROOMS	Tile	
12	MECHANICAL	Paint	
13	ELECTRICAL	Paint	
14	PLUMBING	Paint	
15	MECHANICAL	Paint	
16	ELECTRICAL	Paint	
17	PLUMBING	Paint	
18	MECHANICAL	Paint	
19	ELECTRICAL	Paint	
20	PLUMBING	Paint	





JOHN ZINATI

+1(613)880.4106

john@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

1120 MARCH ROAD
OTTAWA, ON K2K 1X7

Additional Photos



JOHN ZINATI

+1(613)880.4106

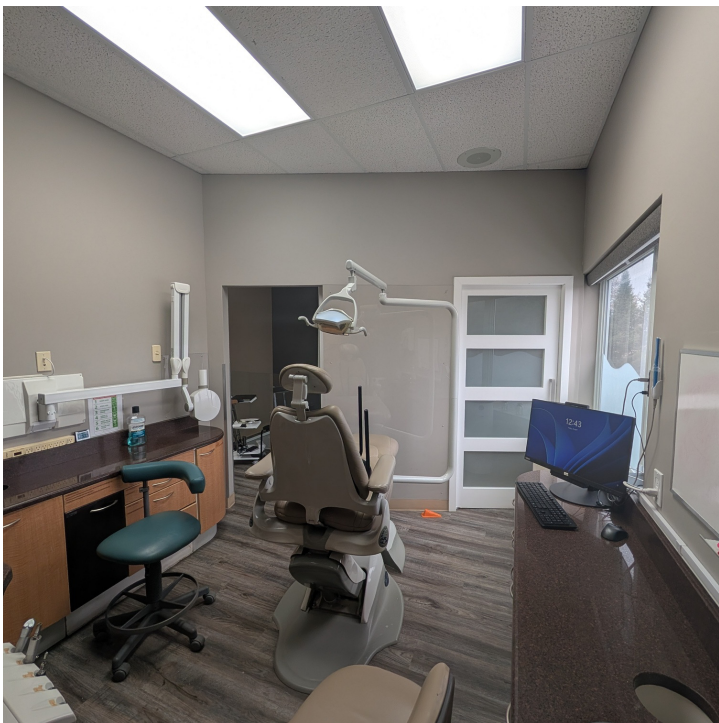
john@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

ZINATI
REALTY
COMMERCIAL BROKERAGE

1120 MARCH ROAD - UNIT C
OTTAWA, ON K2K 1X7

Additional Photos



JOHN ZINATI

+1(613)880.4106

john@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

ZINATI
REALTY
COMMERCIAL BROKERAGE

1120 MARCH ROAD - UNIT D
OTTAWA, ON K2K 1X7

Additional Photos



JOHN ZINATI

+1(613)880.4106

john@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

ZINATI
REALTY
COMMERCIAL BROKERAGE

1126 MARCH ROAD
OTTAWA, ON K2K 1X7

Additional Photos



JOHN ZINATI

+1(613)880.4106

john@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

ZINATI
REALTY
COMMERCIAL BROKERAGE

1120 & 1126 MARCH ROAD OTTAWA, ON K2K 1X7

Retailer Map



JOHN ZINATI

+1(613)880.4106

john@zinatirealty.com

92 CENTREPOINTE DRIVE • OTTAWA, ON K2G 6B1 • 613.853.4106 • ZINATIREALTY.COM

ZINATI
REALTY
COMMERCIAL BROKERAGE