



Well Appointed Office Condo

- Asking price: ~~\$950,000.00~~ **\$925,000.00**
- +/- 3,331 sf of available space
- Office condo consisting of two (2) open and (3) closed offices, (1) meeting room, (1) kitchen, (2) storage and (3) bathroom. Features finished second floor mezzanine area
- Eight (8) onsite parking available
- IP4 - Kanata South Business Park Zone
- Located in Kanata south with close proximity to Highway 417
- Walking distance to many amenities
- Minutes from Eagleson Park & Ride Station. Bus transit only steps away

Get more information

Giorgio DiNardo

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David A. MacLeod

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Platinum member

Property

For Sale

155 Terence Matthews, Unit 2
Ottawa, ON



Address

155 Terence Matthews, Unit 2, Ottawa, ON

Year Built

1988

Available Space

Main Level

(1) Foyer, (2) bathrooms, (1) closed office,
(1) open area offices, (1) meeting Room,
(1) kitchen, (1) storage, and
(1) bathroom

2,008 sf
(As per MPAC)

Second Level

(2) Closed offices, (1) bathroom,
(1) storage, and
(1) open area offices

1,323 sf

+/- 3,331 sf

Total:

Possession

60-90 days

Parking

Eight (8) parking spots

Legal Description

UNIT 2, LEVEL 1, CARLETON CONDOMINIUM PLAN
NO. 471 PT E 1/2 LT 31 CON 10, PTS 1, 2 4R6842; S`T
LT619492, LT619493, LT623667, LT700672 AS SCHEDULE
"A" OF DECLARATION LT629690 KANATA

PIN

154710002

Zoning

IP4 - Kanata South Business Park Zone

Power Supply

225 amp, 120/208 volt, 3 phase

Expenses (2026 estimate)

<u>Property Tax</u> (2025 est.)	\$7,387.87/yr
<u>Condo fees</u> (2026 est.)	\$12,892.40/yr
<u>Enbridge</u>	\$2,321.62/yr
<u>Hydro</u>	\$3,233.82/yr

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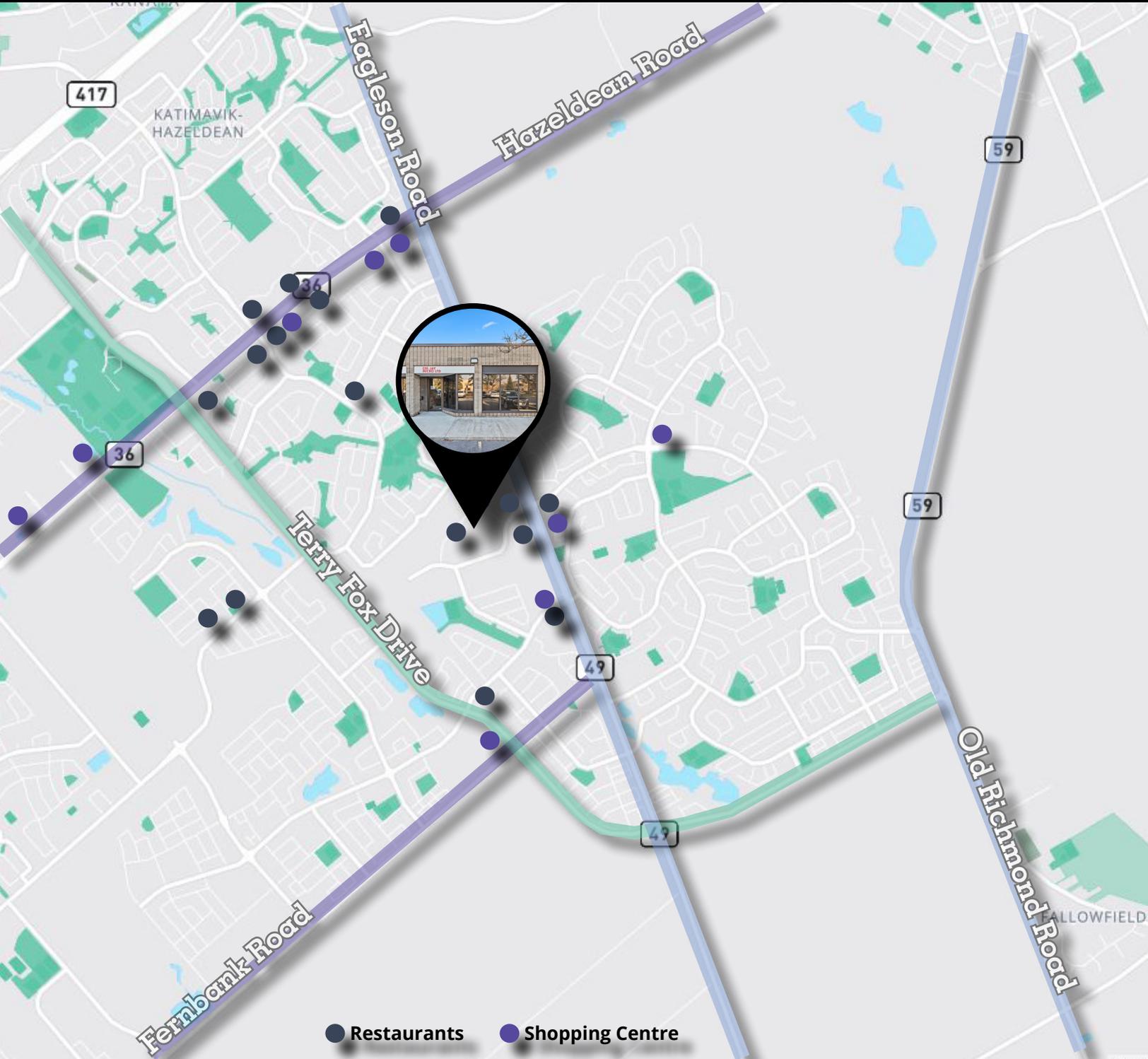
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Location Map

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Gallery

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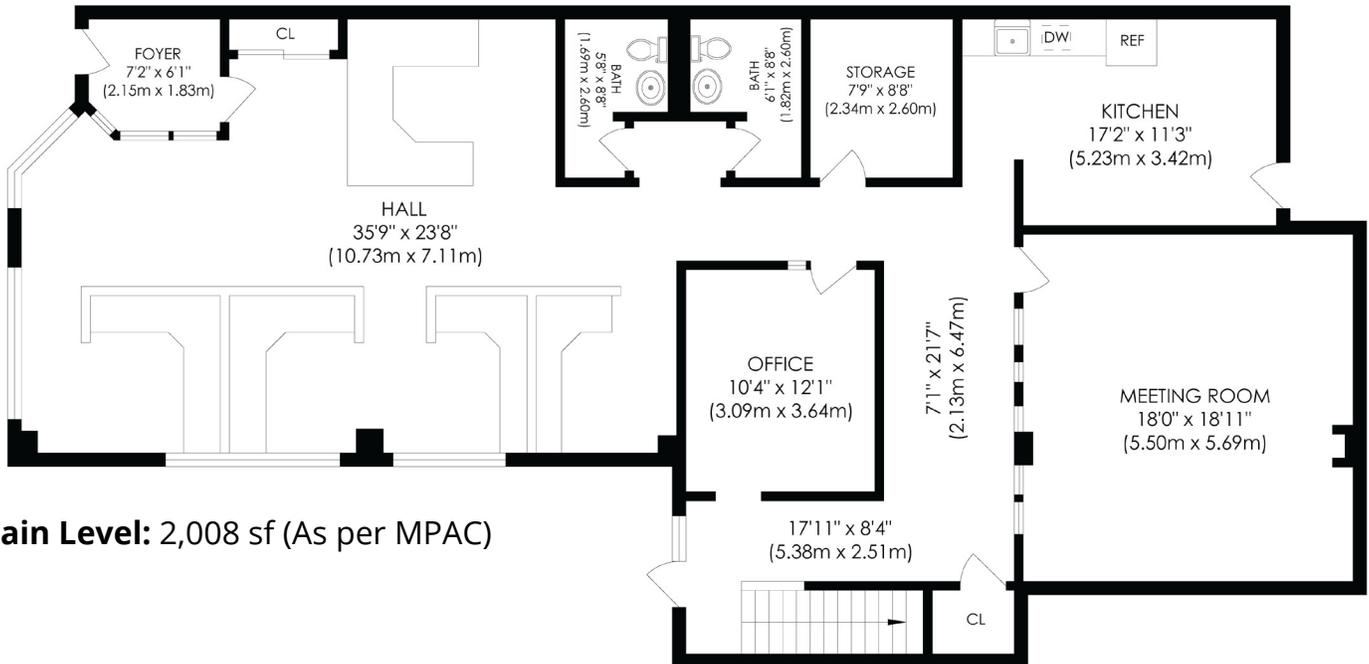
Floor Plan

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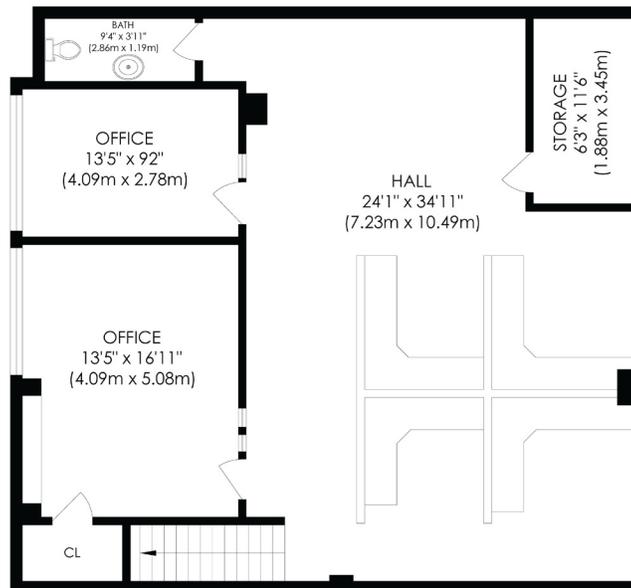


Virtual Tour



Main Level: 2,008 sf (As per MPAC)

Second Level: 1,323 sf



Total Available: 3,331 sf

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