

**New
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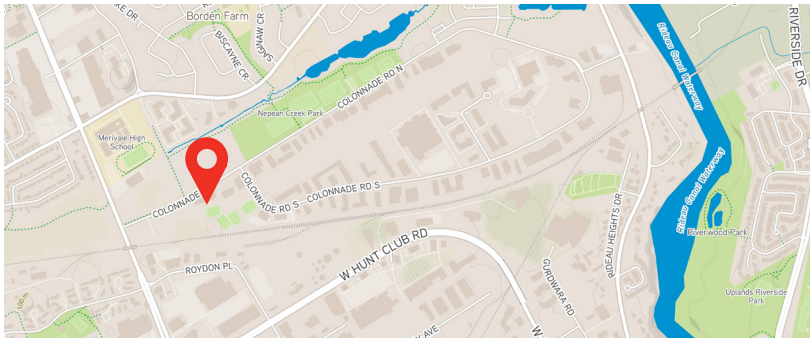
8

Colonnade Road

AN OFFICE /INDUSTRIAL BUILDING WITH SIGNIFICANT POWER AT 3000 AMPS.

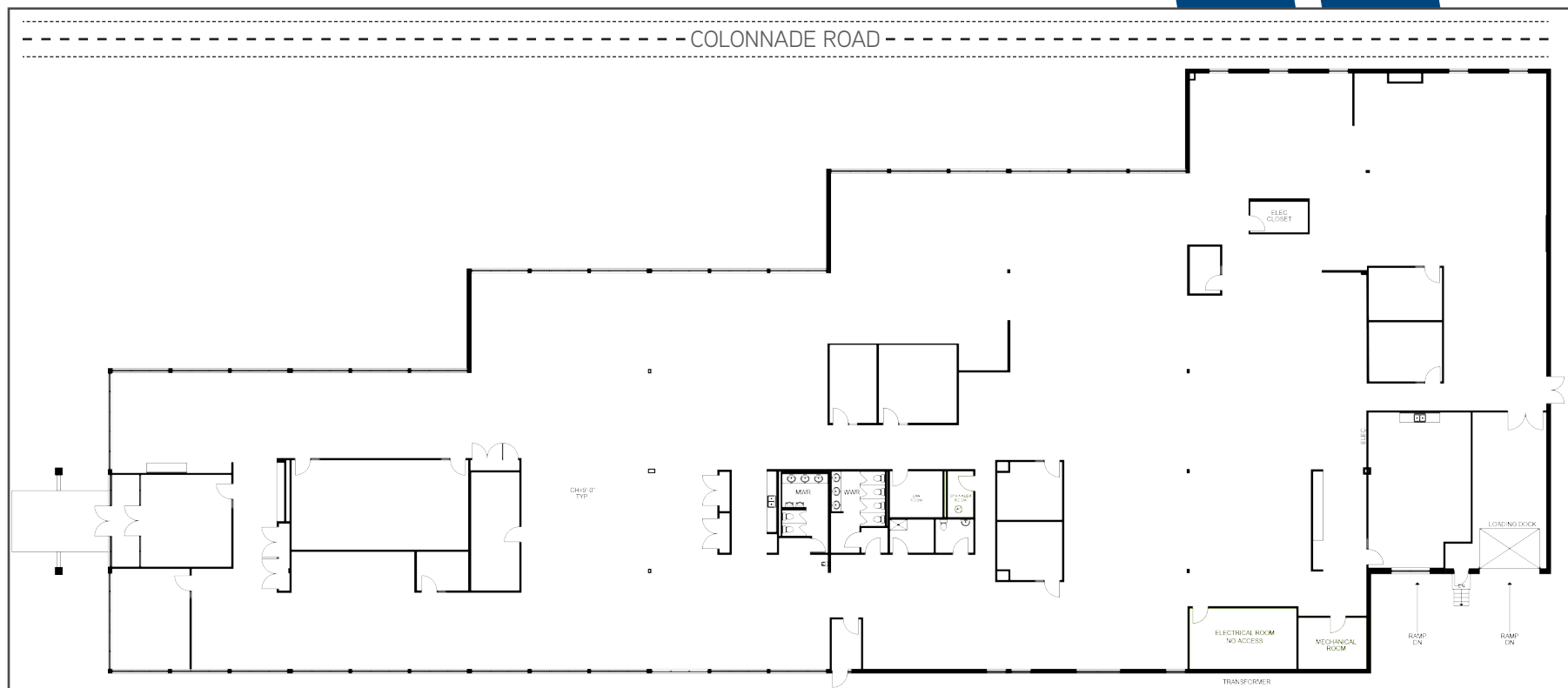
Property Overview

- > Centrally positioned in the well-established Colonnade Business Park, appealing to a broad base of users
- > A large footprint and favorable zoning, permitting a wide variety of commercial uses
- > The property is surrounded by business parks and a residential community, providing high accessibility to a robust labour pool and populous residence base
- > Located in proximity to Merivale Road and Hunt Club Road, two of South Ottawa's main arterials
- > Property features significant power with 347-600 volt, 3000 amp and 3 phase 4 wire, ideal for heavy electrical users including data centres



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| Municipal Address | 8 Colonnade Road, Ottawa |
| Legal Description | PT LT 30, CON A RIDEAU FRONT BEING PART 1 5R6799 NEPEAN SUBJECT TO AN EASEMENT IN GROSS OVER PT 1 4R28381 AS IN OC1712235 CITY OF OTTAWA |
| Building SF | 25,664 SF |
| Site Area | 1.74 acres |
| Power | 347-600 Volt, 3000 amp, 3 phase 4 wire |
| Ceiling | 9' to Drop Ceiling 11' to Roof Deck |
| Parking | Approximately 74 Stalls |
| Zoning | IG5 - General Industrial |





Investment Highlights

- > 8 Colonnade Road offers investors and owner-occupiers the opportunity to acquire a 25,664 SF office building in the South submarket of Ottawa.
- > Along with typical offices the property is mainly comprised of open concept areas. There are a number of meeting rooms along with several employee washrooms.
- > 8 Colonnade Road is zoned for General Industrial, which permits a wide range of low to moderate impact, light industrial uses in accordance with the Employment Area designation of the Official Plan or, the General Urban Area designation where applicable.

KEY HIGHLIGHTS

- > Design of building allows for a variety of different users
- > Asset is positioned in the well-established Colonnade Business Park, close to the Ottawa Macdonald-Cartier Airport
- > In proximity to Merivale Road and Hunt Club Road, major arterial routes in Ottawa
- > Ample parking on site with 74 parking stalls available

ASKING PRICE: \$4,600,000

Offering Process



All inquiries regarding the Property or any information contained in this document should be directed to the under-noted on behalf of the Vendor.
All offers are being accepted on a first come first served basis.

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