



Investment Opportunity for Sale

1071 Richmond Road

Ottawa | ON



Gallery

The building features multiple offices and communal rooms across four floors, an industrial sized kitchen, dining areas, and reception area.



Property Overview

Civic Address

1071 Richmond Road, Ottawa, ON

Location

Woodroffe

Legal Description

PART OF LOT 24 CON 1 OF NEPEAN, AS IN CR644758, SAVE AND EXCEPT PART 1 ON PLAN 4R-22952 CITY OF OTTAWA

Year Built

2009

Property Type

Office / Institutional / Redevelopment

Site Area

0.648 Acres

Building Area

19,260 square feet

Parking

23 Surface Stalls

Zoning

TM[2494]H(25)

Asking Price

\$4,500,000

Lease-Back

5 year term

Rates to be negotiated

TM Traditional Mainstreet Zone

Permitted Non-Residential Uses

Amusement centre (By-law 2017-302)
animal care establishment
animal hospital
artist studio
bank
bank machine
catering establishment
cinema
click and collect facility (By-law 2016-289)
community centre
community health and resource centre
convenience store
day care
diplomatic mission, see Part 3, Section 88
emergency service
hotel
instructional facility
library
medical facility
municipal service centre
museum

office
park
parking garage
payday loan establishment (By-law 2017-302)
personal brewing facility (By-law 2019-41)
personal service business
place of assembly
place of worship
post office
recreational and athletic facility
research and development centre
residential care facility (By-law 2011-273)
restaurant
retail food store
retail store
school
service and repair shop
storefront industry, see Part 3, Section 99 (By-law 2018-171)
theatre,
training centre
urban agriculture, see Part 3, Section 82 (By-law 2017-148) (By-law 2019-410)

Permitted Residential Uses

apartment dwelling, low rise
apartment dwelling, mid rise (By-law 2014-292)
bed and breakfast, see Part 5, Section 121
dwelling units, group home, see Part 5, Section 125
home-based business, see Part 5, Section 127 (By-law 2019-410)
home-based day care, see Part 5, Section 129 (By-law 2019-410)
retirement home
retirement home, converted, see Part 5, Section 122
rooming house (By-law 2018-206)

This four-storey commercial building totaling 19,260 SF is well located on Richmond Road, just steps from the upcoming New Orchard LRT Station. The property benefits from excellent connectivity, with close proximity to the Kichi Zibi Mikan Parkway and convenient access to Highway 417. Zoned TM – Traditional Mainstreet, the site permits a wide range of commercial uses and offers strong long-term flexibility.

The property is being offered with a sale-leaseback, with lease terms to be negotiated, providing purchasers with immediate stabilized income and long-term redevelopment potential. Combined with its transit-oriented location and established urban setting, the property presents compelling future redevelopment potential.



Floor Plans

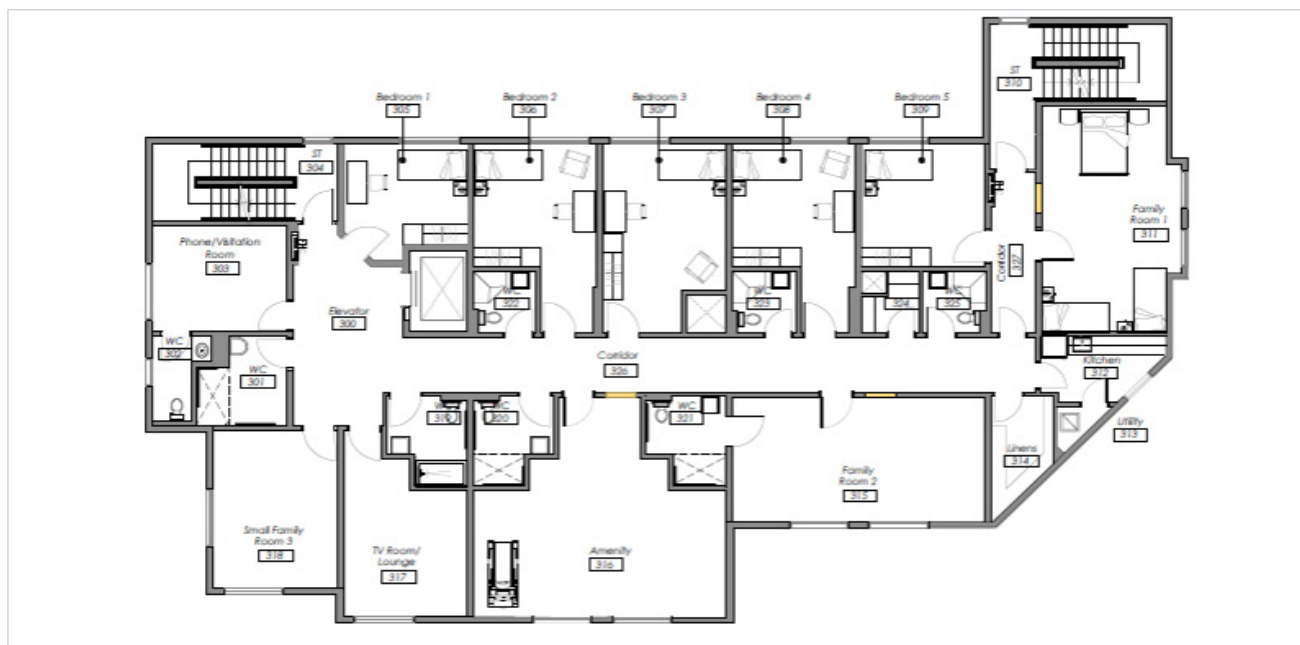
Main Floor



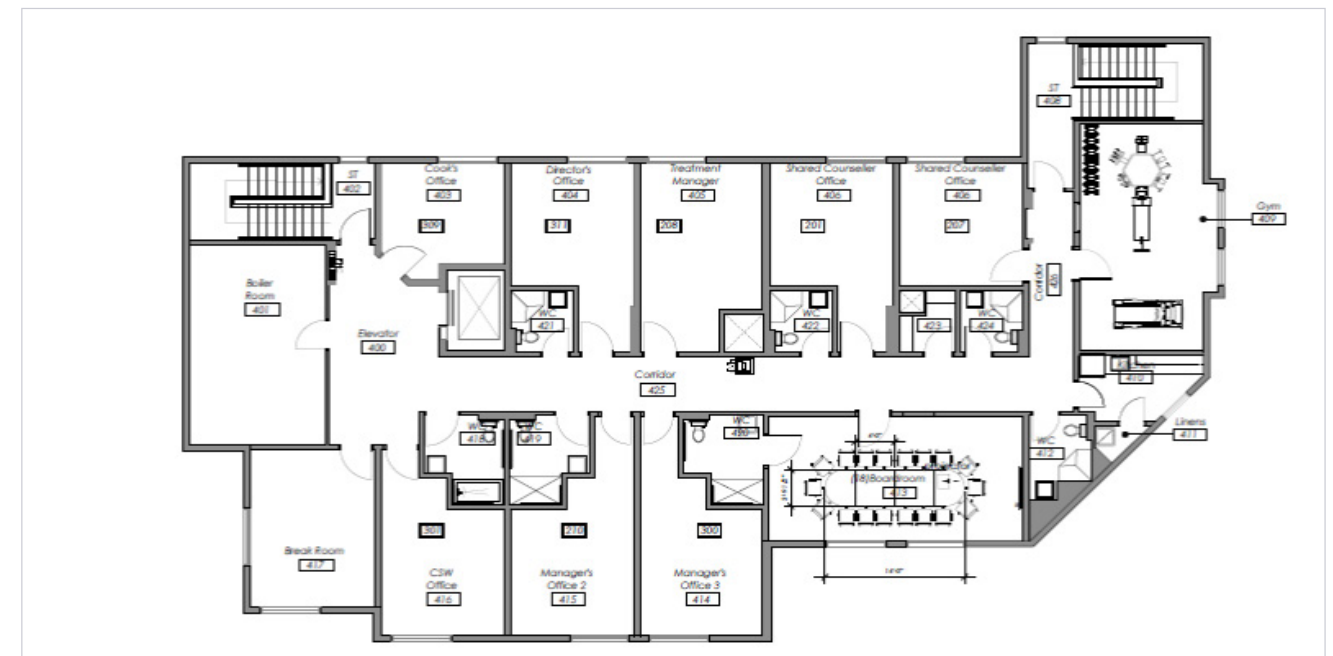
Second Floor



Third Floor



Fourth Floor



Location Overview

1071 Richmond Road sits in a well connected west end Ottawa corridor with strong community amenities and direct access to major transportation routes. The property is located at the intersection of Richmond Road and New Orchard Avenue, placing it within the Woodroffe/Carlington West area. This stretch of Richmond Road is a key mixed use artery that continues to see steady intensification, supported by the City of Ottawa's long term planning vision for the Richmond Road/Westboro corridor, which emphasizes compact, transit oriented growth and a diverse mix of residential, commercial, and community uses.

The immediate surroundings include established residential neighbourhoods, retail services, parks, and community facilities. The area benefits from proximity to transit, including nearby bus routes and future LRT connectivity, making it an accessible and evolving location within Ottawa's west end.



Walk Score

64

Transit Score

65

Bike Score

90

Traffic Count AADT (2017)

14,302



Current Population

537,543



10-Year Projected Population

617,191



Average Household Income

\$127,401



Unemployment Rate Within 10km

6.7%



Highway 417
6 minutes



Highway 416
8 minutes



Downtown Ottawa
15 minutes

1 | Farm Boy

2 | Quickie

3 | Metro

4 | Pizza Pizza

5 | Britannia Conservation Area

6 | Shell Gas

7 | Starbucks

8 | LCBO

9 | TD Bank

10 | Shoppers

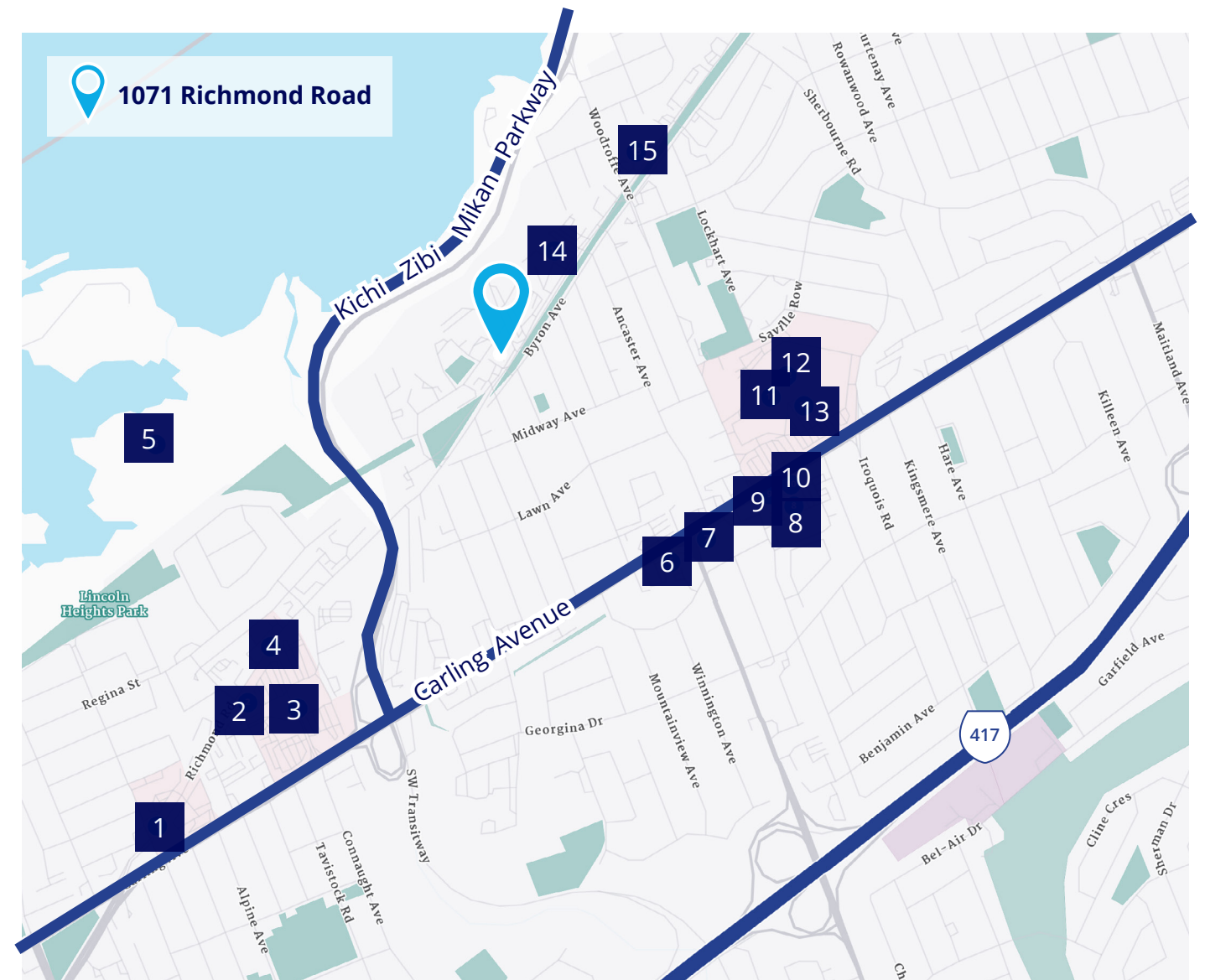
11 | Carlingwood Mall

12 | Scotiabank

13 | RBC

14 | Tim Hortons

15 | Subway





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