

**OFFICE BUILDING
2713 LANCASTER ROAD, OTTAWA**



OFFICE BUILDING FOR SALE

A perfect opportunity for an organization to acquire an office building in Ottawa's east end with an existing tenant in place. Located in the east end of Ottawa just off Highway 417 at Walkley Road, the building offers easy access for tenants. There is an excellent opportunity for occupiers and investors alike with real income from the ground floor, and leasable space on the second floor.

This is an excellent opportunity to invest in an asset that will provide stable income while providing an organization a home on the second floor. Upon expiry of the tenants' lease, the new owner can choose to renew the tenant, lease it to a third party, or occupy the space themselves.

An excellent opportunity for growing companies and investors alike!



Alan Seymour

Broker

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John Seymour

Sales Representative

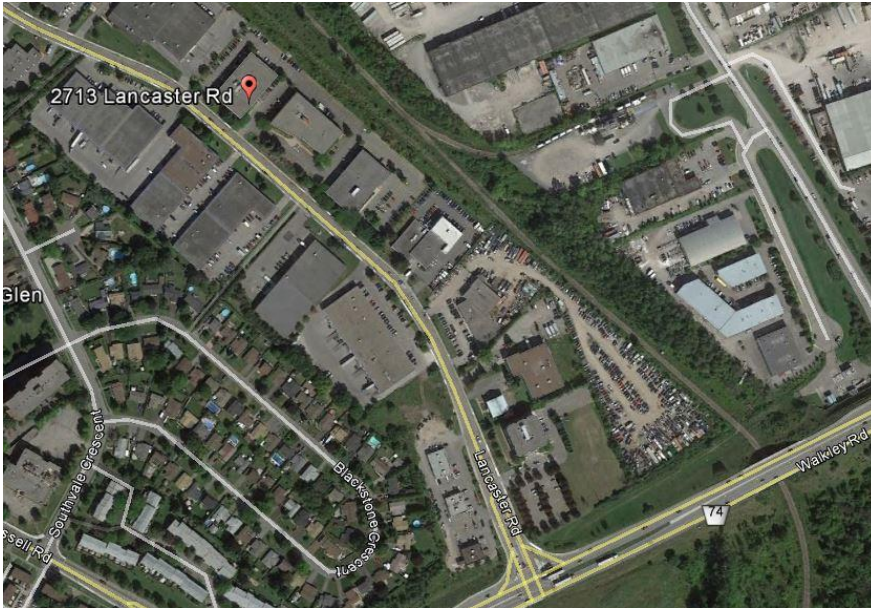
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|----------------------|-----------------------|
| <i>building area</i> | 34,298 sf |
| <i>land area</i> | 51,709 sf |
| <i>storeys</i> | 2 |
| <i>parking</i> | 97 surface |
| <i>vacant</i> | 18,953 sf |
| <i>zoning</i> | IL – light industrial |
| <i>elevator</i> | 1 |

location The building is located on the east side of Lancaster Road, north of Walkley Road, just west of the Walkley Road/Highway 417 interchange in the east end of the City of Ottawa, southeast of the St. Laurent Boulevard intersection.

| | |
|------------------------------|--------------------|
| offering price | \$6,200,000 |
| <i>projected net income</i> | \$390,628 |
| <i>price per square foot</i> | \$180.77 |

tenancy The ground floor of the building is currently occupied by Canadian Blood Services, expiring September 2021. The second floor of the building is currently vacant and can be subdivided.

