



1003 Beaverbrook Road

6,804 SF office building available for sale in Ottawa.

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Matt Shackell*, Vice President

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1003 Beaverbrook Road

Located in Kanata west of Teron Road.



Size:

6,804 SF

Lot Size

0.49 acres



Zoning

LC7[229]



Parking

20 parking stalls



List Price

\$1,250,000

Property Taxes

\$24,587.33 (2023)



Availability

Seller to provide 3 months notice to tenants to vacate in the event of a sale.



Listing Agents

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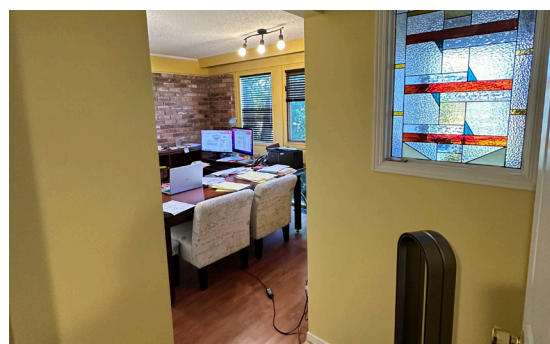
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Highlights

- Ideal owner/occupier building. All current tenants on month to month leases, 3 months notice to vacate on a sale
- 3,402 SF lower level, 3,402 SF upper level, with common areas for washrooms on lower level
- Three forced air gas fired furnaces and a/c units on lower level
- Zoning will permit a variety of uses including medical, retail, and office
- Roof replaced in 2021
- Located 5-minutes from Kanata Centrum Shopping Centre
- Located 3-minutes from HWY 417

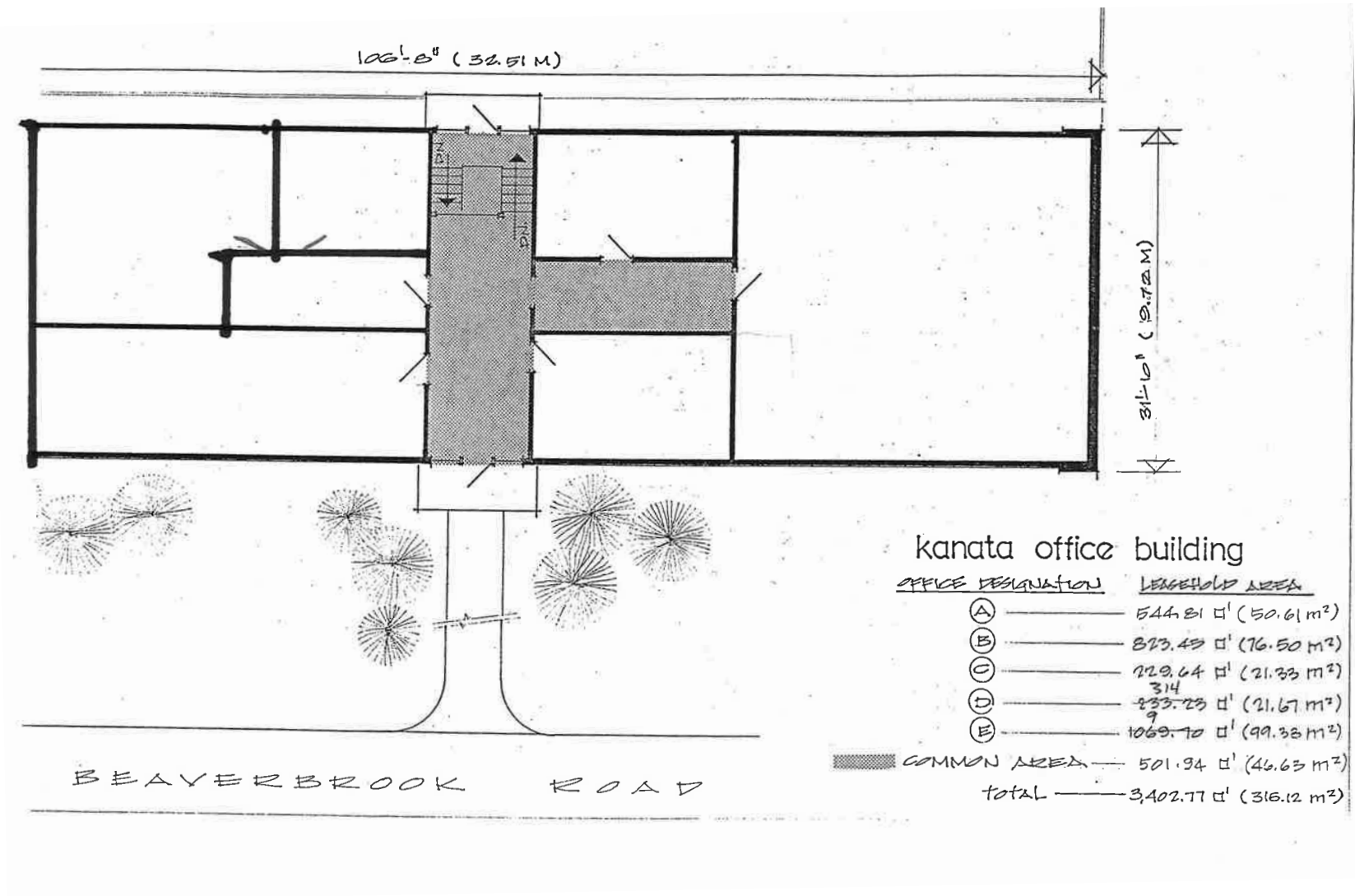
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Photos



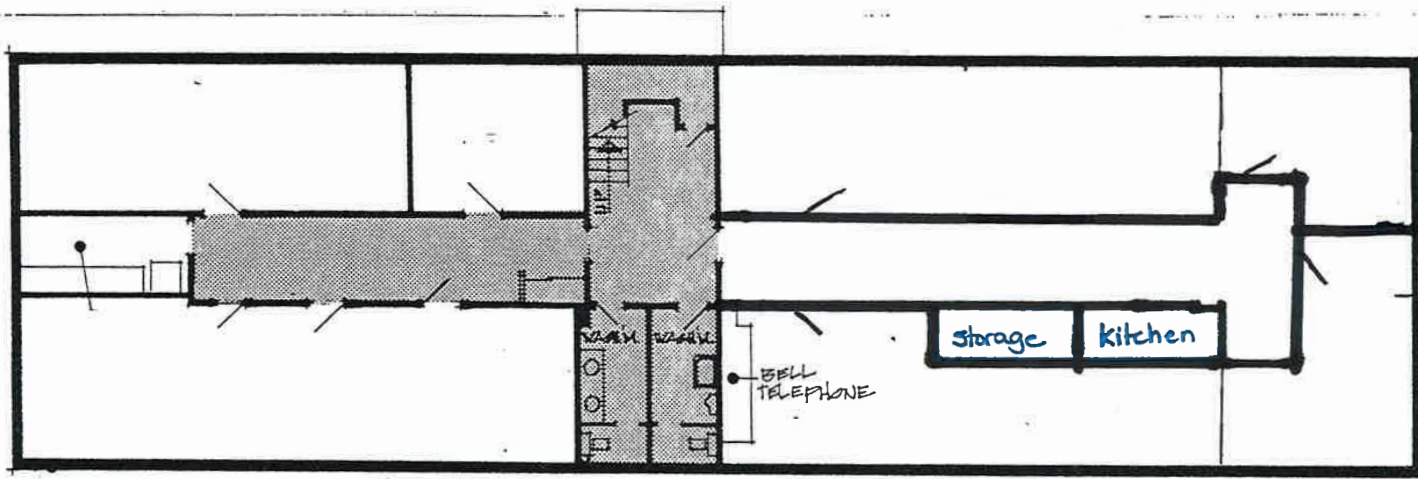
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Floor Plan - Main Level



1003 Beaverbrook Road

Floor Plan - Lower Level



kanata office building

OFFICE DESIGNATION : LEASEHOLD AREA

Frisco Bay (F)	324.34
(G)	146.25
(H)	75.00
(J)	1569.90
(K)	479.64
COMMON AREA	578.55
TOTAL	3,402.77 (316.12 m ²)

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Location Map





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