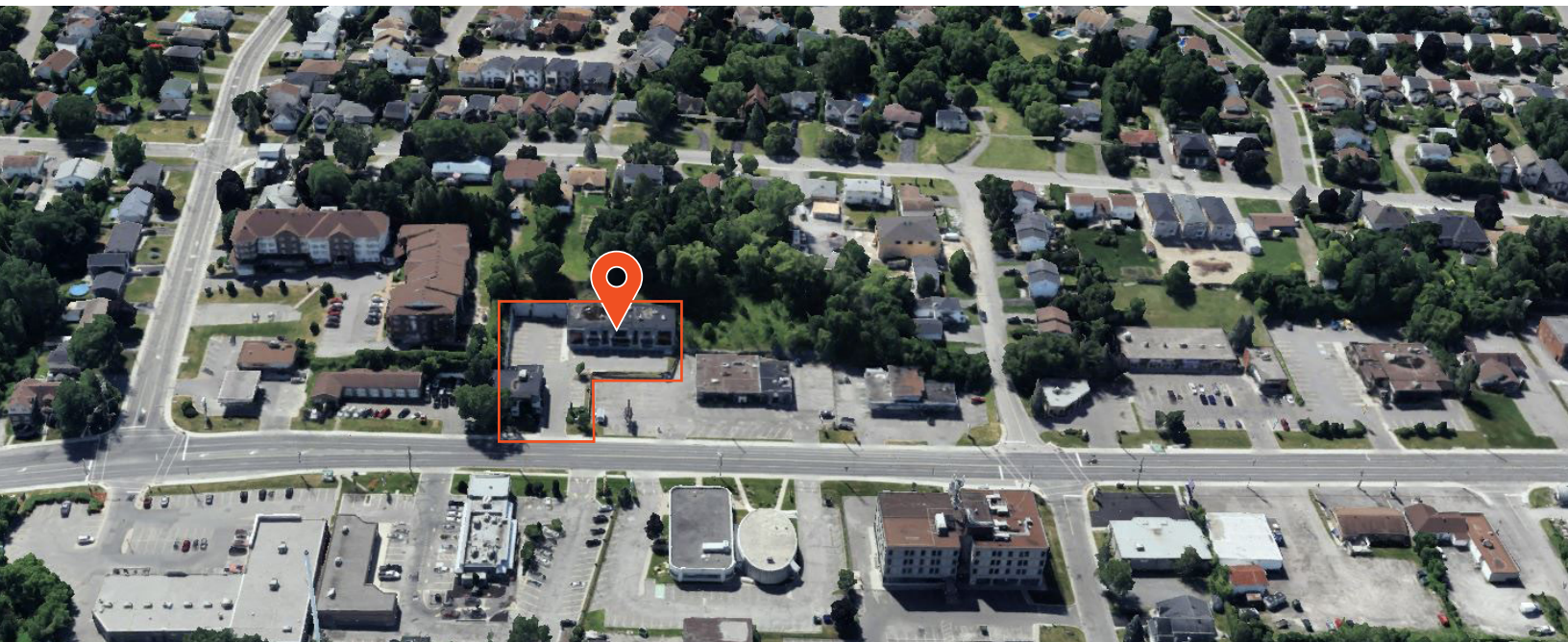


For Sale: Two building office/retail portfolio

# 2618 - 2628

## St Joseph Blvd, Ottawa



**Ed Belanger \***, Senior Vice President  
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420-333 Preston Street, Ottawa  
613.963.2640

**Lennard:**

[lennard.com](http://lennard.com)

# 2618 - 2628 St Joseph Blvd

Two building retail/office developments available for sale in Ottawa, Ontario

## The Offering

The Offering: Lennard Commercial Realty is pleased to present 100% leased 2 building office complex for sale. The property is located on St. Joseph Boulevard, in Orleans, the main thoroughfare of this vibrant East Ottawa community. Both buildings are 2 stories high and are fully leased. The buildings total 17,272sf and sit on a 38,116sf parcel of land. The property benefits from high visibility, easy access and being surrounded by many amenities. Please contact the listing agent for access to additional information.



Size

2618 St. Joseph: 12,272 SF  
2628 St. Joseph: 5,000 SF

Land Size

38,116 SF (0.88 acres)



Zoning

AM3  
Arterial Mainstreet Zone



Type

Office / Retail



List Price

\$5,800,000



Availability

Immediate



Listing Agents

Ed Belanger\*

Senior Vice President

613.963.2632

ebelanger@lennard.com

\*Sales Representative

## Property Highlights

- Pylon and building signage available
- High visibility on main-arterial road
- Free on-site parking for employees and visitors
- Many nearby amenities including restaurants, shops, and gas stations
- Minutes to Place d' Orleans Shopping Centre



Free on-site  
parking



Located in  
Orleans



Abundance  
of well-known  
amenities



Easy access to  
Highway 174



OC Transpo Easily  
accessible.

**Lennard:**



## AM3 - Arterial Mainstreet Zone

### Permitted Non-Residential Uses

The following non-residential uses are permitted subject to:

(a) the provisions of subsections 185(3) to (5), and

(b) amusement park being located within a building;

**amusement centre**

**amusement park**

**animal care establishment**

**animal hospital**

**artist studio**

**automobile dealership**

**automobile rental establishment**

**automobile service station**

**bank**

**bank machine**

**bar**

**broadcasting studio**

**car wash**

**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**

**drive-through facility**

**emergency service**

**funeral home**

**gas bar**

**hotel**

**instructional facility**

**library**

**medical facility**

**municipal service centre**

**museum**

**nightclub**

**office**

**place of assembly**

**place of worship**

**post office**

**production studio**

**recreational and athletic facility**

**residential care facility (By-law 2011-273)**

**restaurant**

**retail food store**

**retail store**

**school**

**service and repair shop**

**sports arena**

**storefront industry, see Part 3, Section 99 (By-law 2018-171)**

**technology industry**

**theatre**

**training center**

**urban agriculture, see Part 3, Section 82 (By-law 2017-148)**

**park**

**parking garage**

**payday loan establishment (By-law 2017-302)**

**personal brewing facility (By-law 2019-41)**

**personal service business**

### Permitted Residential Uses

The following residential uses are permitted:

**apartment dwelling, low rise**

**apartment dwelling, mid rise (By-law 2014-292)**

**bed and breakfast, see Part 5, Section 121**

**dwelling unit**

**group home, see Part 5, Section 126**

**home-based business, see Part 5, Section 127**

**home-based day care, see Part 5, Section 129**

**planned unit development, see Part 5, Section 131**

**retirement home**

**retirement home, converted, see Part 5, Section 122**

**rooming house**

**stacked dwelling, see Part 5, Section 138 (By-law 2010-307)**

**townhouse dwelling, see Part 5, Section 138 (By-law 2012-334)(By-law 2010-307) (By-law 2014- 189) (By-law 2018-206)**

# 2618 St Joseph Blvd

Zoning

**AM3**

Arterial Mainstreet Zone

Land Area

**0.30 acres**

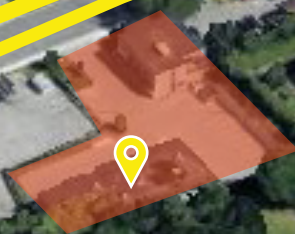
(100 ft of frontage)





HWY 174

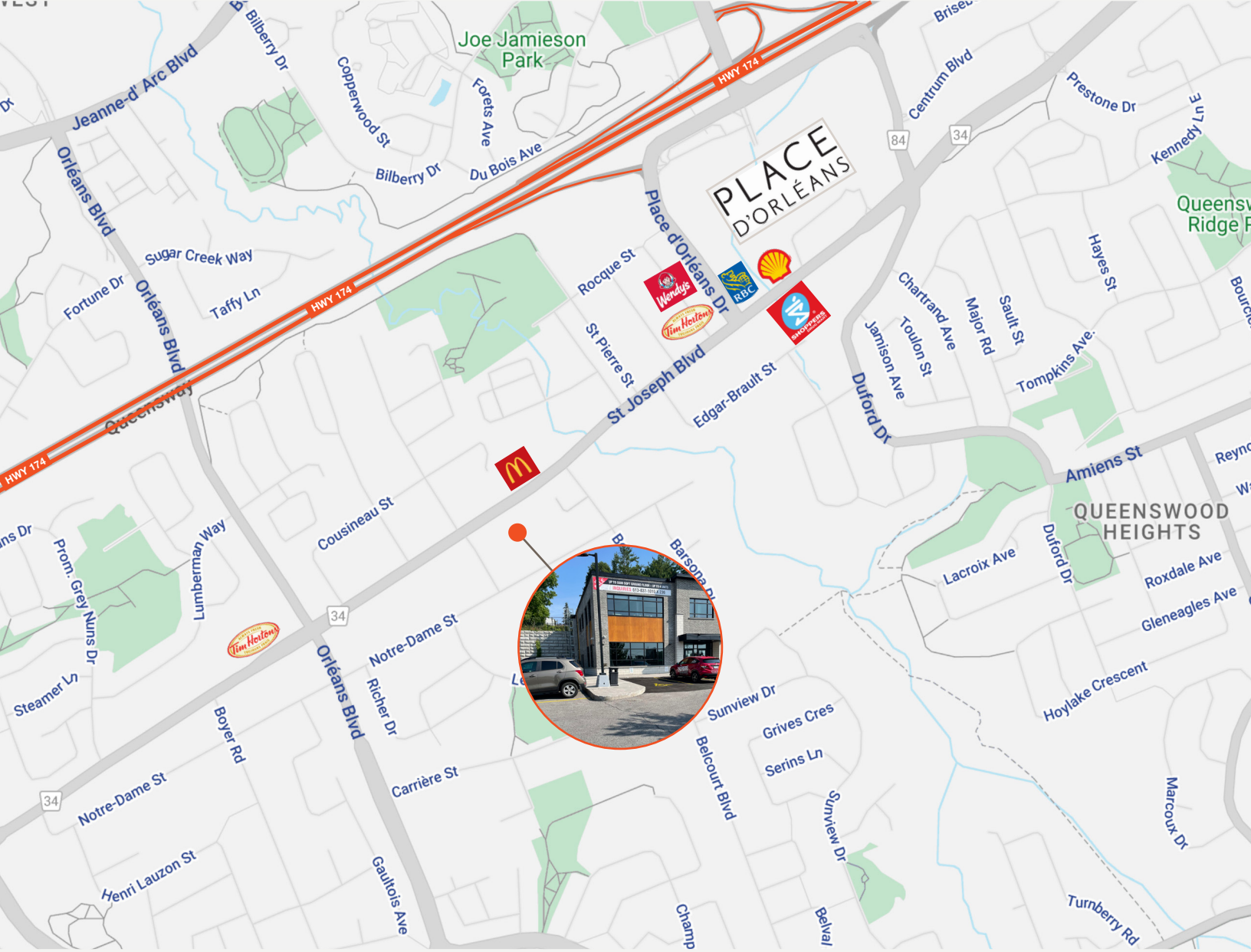
St Joseph Blvd



Population (2021):  
139,309



Average Household Income:  
\$124,877



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\*Sales Representative  
Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.

[lennard.com](http://lennard.com)