



For Sale: Office

3009

St Joseph Blvd, Ottawa



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Lennard:

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3009 St Joseph Blvd

6,600 SF office building available for sale in Ottawa, Ontario.

The Offering

Lennard Commercial Realty is pleased to present this 100% leased office property for sale, strategically located adjacent to Place d'Orleans Shopping Centre situated in the center of the vibrant urban community in East Ottawa. This 2-storey building (plus fully leased lower level) of approximately 6,600sf sits on a 13,000sf parcel of land. This property benefits from high visibility, easy access and surrounded by many amenities.



Size

6,600 SF

Land Size

13,068 SF (0.30 acres)



Zoning

AM3

Arterial Mainstreet Zone



Type

Office



List Price

\$1,800,000



Availability

Immediate



Listing Agents

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*Sales Representative

Property Highlights

- Strong levels of commercial demand due to growing population
- High vehicle traffic count within the community of Orleans
- Fully leased to professional services companies
- Investment opportunity which could be an owner occupier opportunity in the future
- Easy access to Highway 174 and within a few minutes' walk of Place D'Orleans Light Rail Station that is set to open in 2025



Located in
Orleans



Abundance
of well-known
amenities



Easy access to
Highway 174

Lennard:



AM3 - Arterial Mainstreet Zone	
Permitted Non-Residential Uses	
<p>The following non-residential uses are permitted subject to:</p> <p>(a) the provisions of subsections 185(3) to (5), and</p> <p>(b) amusement park being located within a building;</p> <p>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</p>	<p>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</p>
	Permitted Residential Uses
	<p>The following residential uses are permitted:</p> <p>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)</p>

3009 St Joseph Blvd

Zoning

AM3

Arterial Mainstreet Zone

Land Area

0.30 acres

(100 ft of frontage)





HWY 174

Place d'Orleans Dr

Place d'Orleans Dr

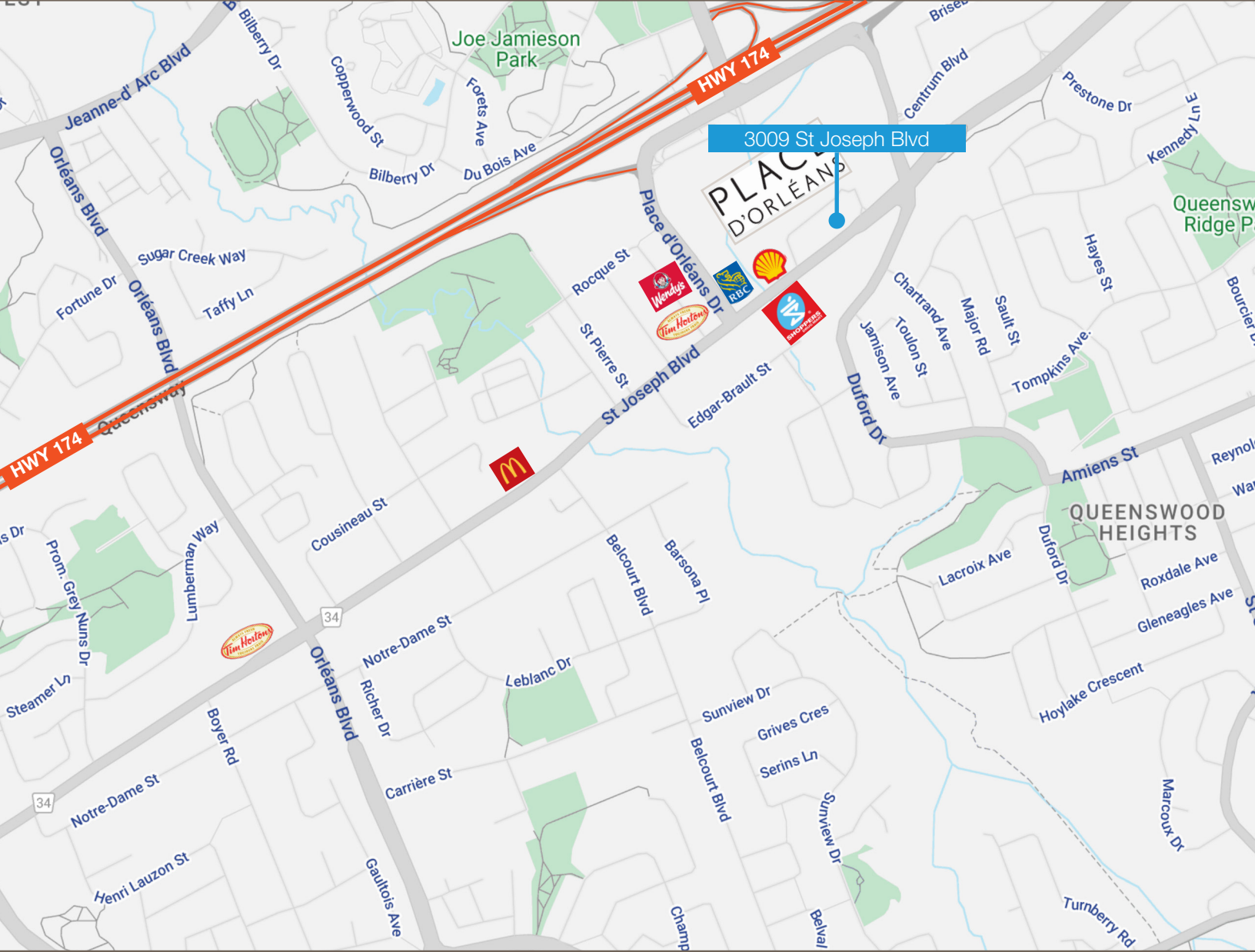
St Joseph Blvd



Population (2021):
139,309



Average Household Income:
\$124,877



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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.

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