



6738 Rideau Valley Drive

Kars, Ontario

3,121 SF of Warehouse and Office Space Available

Ian Shackell*, Partner

613.963.2633
ishackell@lennard.com

Matt Shackell*, Vice President

613.963.2636
mshackell@lennard.com

Lavel Tiwana*

613.963.2635
ltiwana@lennard.com

420-333 Preston Street, Ottawa
613.963.2640

*Sales Representative

6738 Rideau Valley Drive



3,121 SF of warehouse and office space located in Kars, Ontario.

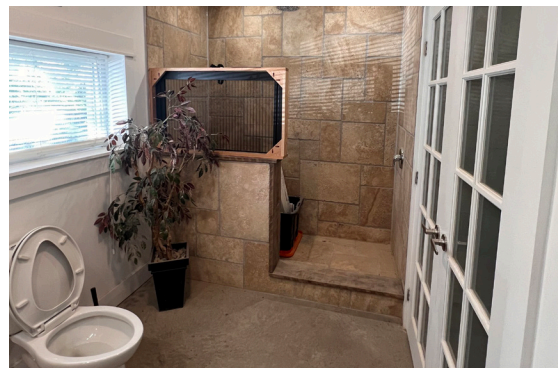
	<p>Warehouse Space 1,747 SF</p> <p>Office Space 719 SF (Ground Floor) 655 SF (2nd Floor)</p> <p>Total Available Space 3,121 SF</p>		<p>Zoning: V1P, VM</p>
	<p>Rent \$17.00 (Gross)</p>		<p>Lot Size: Frontage: 75.00 SF Depth: 99.00 SF</p>
			<p>Availability Immediate</p>

Building Highlights

- Located south of Ottawa in Kars, Ontario
- Perfect for all trades users
- Small warehouse with office space
- Building consists of: wide open warehouse space, kitchenette, private offices, open office space on the second level, large drive in door, bathroom with shower
- 10,000 SF of yard space available at the back of property
- 10-minute drive to the town of Osgoode

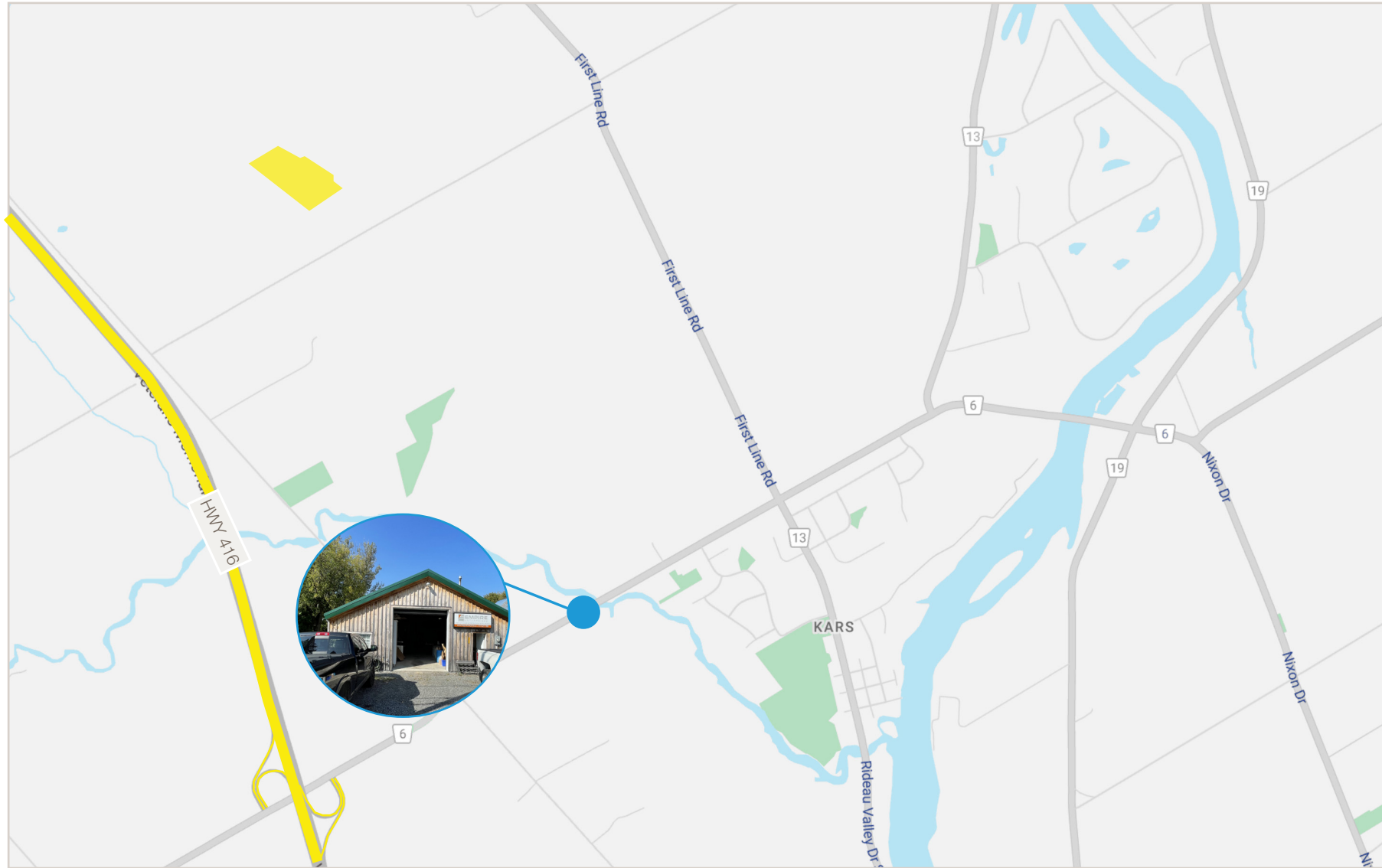
6738 Rideau Valley Drive

Photos



6738 Rideau Valley Drive

Location Map





Lennard:

420-333 Preston Street, Ottawa
613.963.2640

Ian Shackell*, Partner

613.963.2633
ishackell@lennard.com

Matt Shackell*, Vice President

613.963.2636
mshackell@lennard.com

Lavel Tiwana*

613.963.2635
ltiwana@lennard.com

*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 2023.