



For Sale: Office

991

Limoges Road, Embrun



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991 Limoges Road, Embrun

8,950 SF office building available for sale in Embrun, Ontario.

The Offering

Lennard Commercial Realty is pleased to present this rare opportunity to purchase an office building consisting of a sale-leaseback provision with a top tier professional tenant (\$20/sq ft, triple net until Aug 2027). Free standing building with just under 9000 sq ft consisting of private offices (+/- 24), multiple boardrooms (x3) and plenty of workstation areas sitting on 84,270 sf of land (1.935 acres) with loads of parking. Zoned commercial C2. 2 minutes from highway 417, minutes away from the growing community of Limoges and just east of Embrun, Russell, west of Casselman and 25 minutes from Ottawa.


	Size 8,950 SF
	Land Size 84,270 SF (1.935 Acres)
	Zoning C2
	Water/Sewer Well and Septic

	List Price \$899,900
	Availability Sale-Leaseback
	Back-up Power Gas Generator

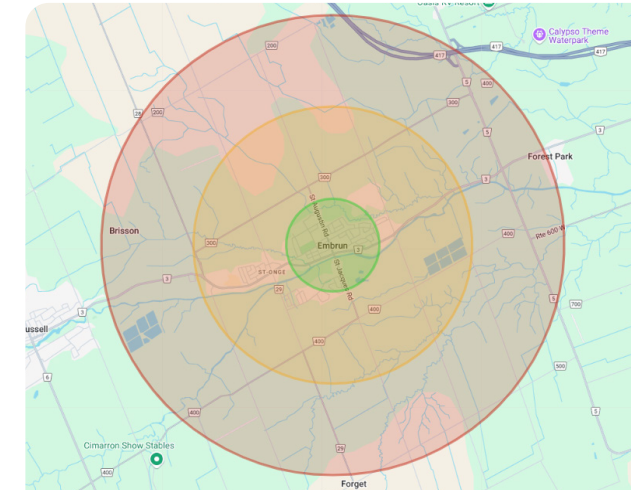
Property Highlights



- Sale-leaseback with professional, quality tenant (lease terms to be determined)
- Options abound for similar or other uses in the future
- Close proximity to growing communities of Limoges, Embrun and Russell
- 25 minutes to Ottawa


Located in
Embrun

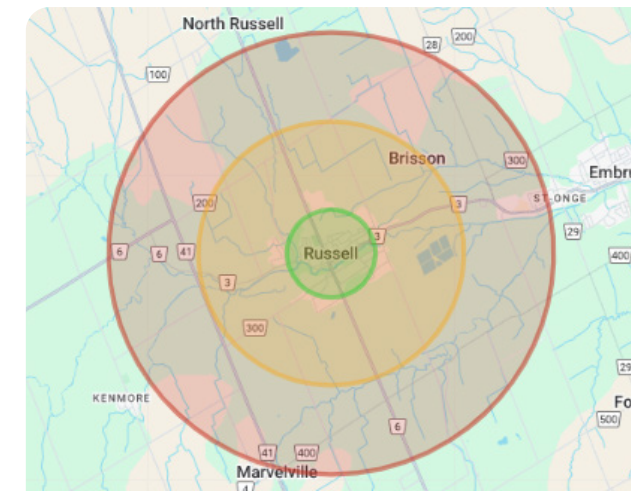

Easy access to
Highway 417



Embrun



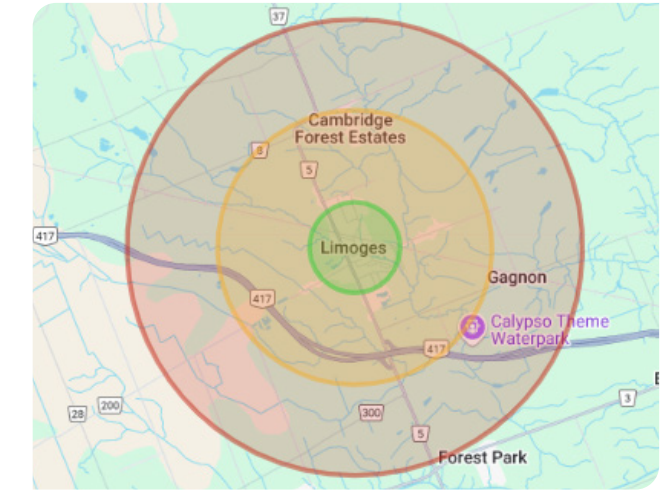
	Total Population 1 KM: 3,528 3 KM: 8,989 5 KM: 10,158
	Average Household Income 1 KM: \$127,050 3 KM: \$128,026 5 KM: \$127,901



Russell



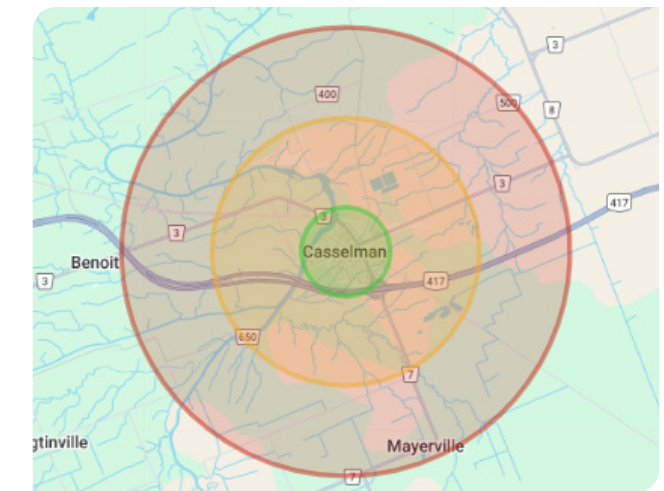
	Total Population 1 KM: 2,534 3 KM: 6,815 5 KM: 9,077
	Average Household Income 1 KM: \$132,256 3 KM: \$137,173 5 KM: \$132,957



Limoges



	Total Population 1 KM: 510 3 KM: 3,467 5 KM: 5,340
	Average Household Income 1 KM: \$128,254 3 KM: \$128,905 5 KM: \$128,405

Casselman



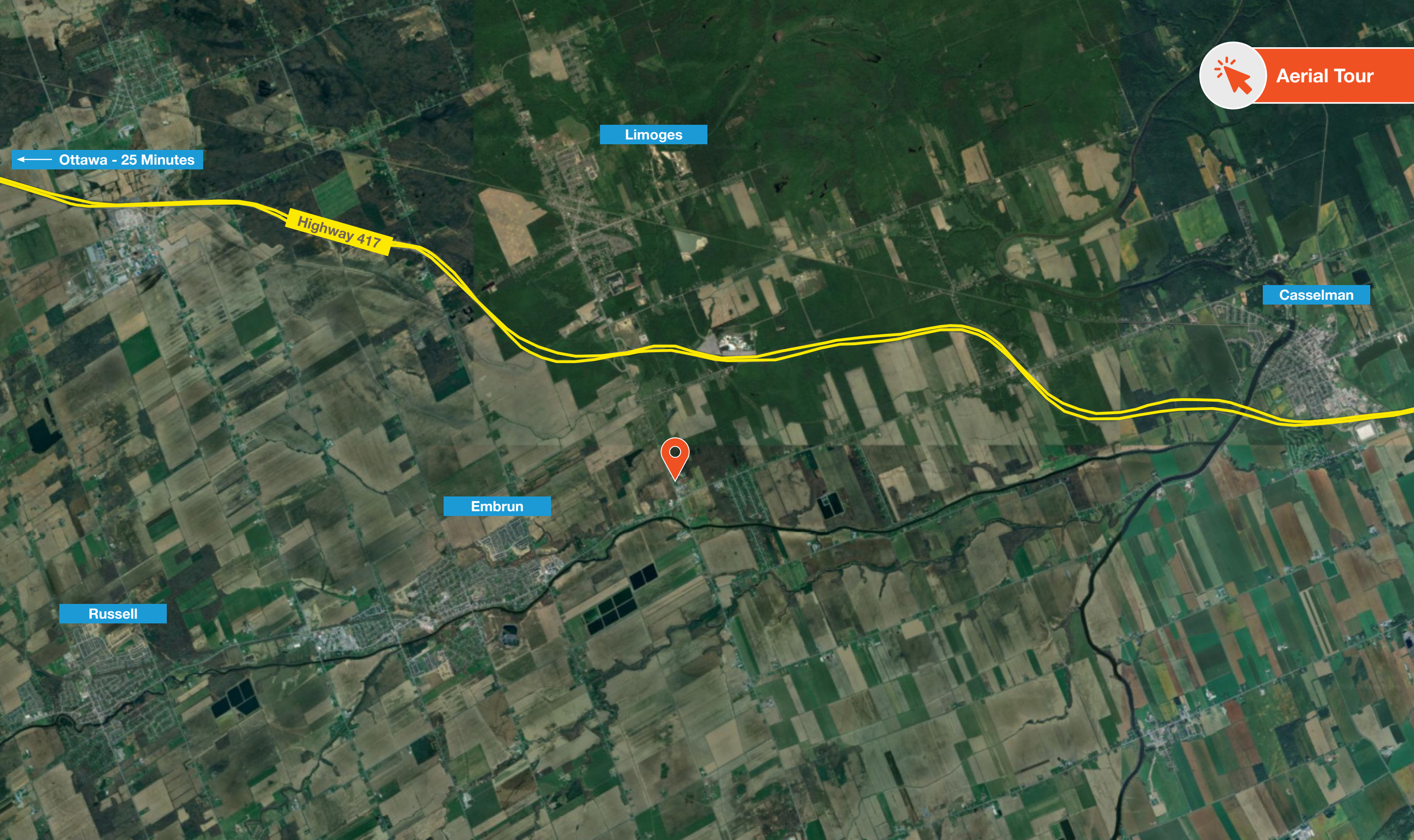
	Total Population 1 KM: 2,441 3 KM: 4,338 5 KM: 5,132
	Average Household Income 1 KM: \$112,670 3 KM: \$112,259 5 KM: \$113,576

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*A bright future
for your business
is right here.*





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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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