



REAL ESTATE  
BROKERAGE

COMMERCIAL  
REAL ESTATE

A photograph of the Ottawa city skyline at dusk, with several high-rise buildings illuminated against a dark sky. A crescent moon is visible in the sky. The foreground shows a wide, paved walkway and a street with a few cars and pedestrians.

# OTTAWA APRIL 2017

AVAILABILITY LIST

Retail Space  
Office Space  
Industrial Space  
Land  
Multi-Family




**CLV REALTY CORPORATION**  
Brokerage, Independently Owned and Operated

485 Bank Street, Suite 200  
Ottawa, ON K2P 1Z2

**613-728-2000**  
[www.clvrealty.com](http://www.clvrealty.com)

Information provided regarding this property is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof.

Property	Address	Type	Area (SQ FT)	\$\$ (PSF)	Additional Rents (PSF)	MLS	Agent	Flyer
<b>OFFICE FOR LEASE</b>								
	2555 St. Joseph Blvd	Office	#402 - 1,595 sq.ft. #403 - 1,142 sq.ft. #406 - 2,510 sq. ft.  #202 - <b>LEASED</b>	\$12.00 Net	\$17.81 Parking negotiable Visitor Parking \$2.00 for 90 mins - max time \$4.00 for the day	Exclusive	<a href="#">Cheryl Kardish-Levitan</a> 613-604-0608	<a href="#">Flyer</a>
	261 Montreal Road	Office	Several suites available from 398 to 3, 734 sq. ft.  Unit 102 - <b>LEASED</b>	\$8.00 Net	\$12.00	1018160	<a href="#">Michael Simon</a> 613-604-0609	<a href="#">Flyer</a>
<b>NEW LISTING</b>								
	1673 Carling Avenue	Office	Suite 202 700 sq.ft.	\$22.00 Gross	Included	1049380	<a href="#">Cheryl Kardish-Levitan</a> 613-604-0608  <a href="#">Michael Simon</a> 613-604-0609	<a href="#">Flyer</a>
<b>LEASED</b>								
	1673 Carling Avenue	Office	Suite 215 B 1,442 sq. ft.	\$8.00 Net	\$11.06	956058	<a href="#">Cheryl Kardish-Levitan</a> 613-604-0608  <a href="#">Michael Simon</a> 613-604-0609	<a href="#">Flyer</a>
	666 Kirkwood Ave Suite 301	Office	2,152 sq. ft.	\$13.00 Net	\$15.50 Utilities and cleaning included	981106	<a href="#">Michael Simon</a> 613-604-0609	<a href="#">Flyer</a>

Property	Address	Type	Area (SQ FT)	\$\$ (PSF)	Additional Rents (PSF)	MLS	Agent	Flyer
	666 Kirkwood Ave Suite B101	Office	400 sq. ft.	\$800 per month <b>GROSS!</b>	Utilities included	1040156	<a href="#">Michael Simon</a> 613-604-0609	<a href="#">Flyer</a>
	233 Argyle Avenue, Suite 300	Office	790 sq. ft. Funky Third floor office space!	25.00 per square foot gross		Exclusive	<a href="#">Cheryl Kardish-Levitan</a> 613-604-0608	<a href="#">Flyer</a>
	150 Laurier Avenue Suite 500	Office	7,348 sq. ft. Whole floor, can be sub-divided. Top Floor, name on Building!	\$15.00 Net	\$13.00	1045196	<a href="#">Cheryl Kardish-Levitan</a> 613-604-0608	<a href="#">Flyer</a>




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## RETAIL FOR LEASE







	2090 Robertson Road Unit 90 C	Retail	Suite 90C - 1,316 sq.ft.	\$22.00 Net <b>Negotiable</b>	\$13.69	1013707	<a href="#">Cheryl Kardish-Levitan</a> 613-604-0608	<a href="#">Flyer</a>
	1663.5 Carling Avenue	Retail	1,125 sq.ft.	\$19.00 Net	\$14.50	1013156	<a href="#">Cheryl Kardish-Levitan</a> 613-604-0608 <a href="#">Michael Simon</a> 613-604-0609	<a href="#">Flyer</a>
	160 Bay Street Excellent Restaurant Opportunity!	Retail	5,271 sq.ft.	\$25.00 Net	\$9.00	1028370	<a href="#">Cheryl Kardish-Levitan</a> 613-604-0608	<a href="#">Flyer</a>
	1650 Queensdale Avenue Blossom Park Plaza	Retail/ Office	2 units - From 4,396 - 8,792 sq.ft. <b>Potential Pad Opportunity</b> <b>17,000 sq.ft. - \$ 35.00 net.</b>	\$16.00 Net with escalations	\$5.43	1027437	<a href="#">Cheryl Kardish-Levitan</a> 613-604-0608	<a href="#">Flyer</a>

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<b>INDUSTRIAL FOR LEASE</b>								
 <b>LEASED</b>	<b>LEASED</b>	Industrial	4,544 sq. ft. (Available)	\$13.50 Net	\$4.75	983096	<a href="#">Michael Simon</a> 613-604-0609	<a href="#">Flyer</a>
	3155 Carp Road, Building B	Industrial	9,088 sq.ft. - Entire Building 4,544 sq.ft. - Half Building	\$13.50 Net	\$4.75	983097	<a href="#">Michael Simon</a> 613-604-0609	<a href="#">Flyer</a>
<b>LAND FOR LEASE</b>								
	New Hunt Club / 417 Interchange	Land	3+ Acres to be developed	<b>BUILD TO SUIT OR LAND LEASE</b>	Commercial	Exclusive	<a href="#">Mike Kelly</a> 613-724-9515	<a href="#">Flyer</a>
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Property	Address	AREA	\$\$	Zoning/ Type	MLS	Agent	Flyer
	805 Maplewood Ave	TRIPLEX to be Built	\$1,175,000	Multi-Family, R4F	Exclusive	<a href="#">Dave McGahan</a> 613-604-0610	<a href="#">Flyer</a>
	289 Cyr Avenue  <b>NEW PRICE!!</b>	48.00 x 56.00	<b>\$474,900</b>	TM3	ICI - 1049417	<a href="#">Dave McGahan</a> 613-604-0610	<a href="#">Flyer</a>
	1230-1240 Emperor Avenue	87.30 x 100.00	\$2,295,000	R4N[826]	1036024	<a href="#">Dave McGahan</a> 613-604-0610	<a href="#">Flyer</a>
	61-63 Mill Street, Almonte   <b>CONDITIONALLY SOLD</b>	60' x 0.0' (unknown)	\$950,000	C2 - Mixed Use Downtown Commercial	1044065	<a href="#">Dave McGahan</a> 613-604-0610	<a href="#">Flyer</a>
	98-102 Mill Street, Almonte   <b>CONDITIONALLY SOLD</b>	49.7' x 137.0'	\$975,000	C2 - Mixed Use Downtown Commercial	1044068	<a href="#">Dave McGahan</a> 613-604-0610	<a href="#">Flyer</a>

Property	Address	AREA	\$\$	Zoning/ Type	MLS	Agent	Flyer
<b>COMMERCIAL FOR SALE</b>							
	1947 Bank Street <b>NEW PRICE!!</b>	Building area - 4,635 sq.ft. plus basement, Site Area 15,021 sq.ft.	<b>\$1,895,000</b>	AM1 (1913)	1031655	<a href="#">Michael Simon</a> 613-604-0609 <a href="#">Cheryl Kardish-levitan</a> 613-604-0608	<a href="#">Flyer</a>
	6131-6133 Perth St. Two Buildings	0.63 Acres	\$899,000	VM8 - Village Mixed	1016952	<a href="#">Michael Simon</a> 613-604-0609 <a href="#">Dave McGahan</a> 613-604-0610	<a href="#">Flyer</a>
	6133 Perth St. One Building	20,072 sq.ft. site area	\$579,000	VM8 - Village Mixed	RES - 1035066 ICI - 1035267	<a href="#">Michael Simon</a> 613-604-0609 <a href="#">Dave McGahan</a> 613-604-0610	<a href="#">Flyer</a>
	12 Elgin Street West, Arnprior <b>NEW PRICE!!</b>	4,000 sq.ft. apx.	<b>\$219,000</b>	Two-storey Retail	1027294	<a href="#">Cheryl Kardish-levitan</a> 613-604-0608	<a href="#">Flyer</a>
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<b>COMMERCIAL FOR SALE</b>							
	<b>SOLD</b>	4,594 sq. ft.	\$299,000	Retail Bulding	1021998	<a href="#">Cheryl Kardish-Levitan</a> 613-604-0608	<a href="#">Flyer</a>
	Edward St Prescott	62.46 Acres Vacant Land	\$599,000	Commercial and Rural	1045169	<a href="#">Michael Simon</a> 613-604-0609 <a href="#">Dave McGahan</a> 613-604-0610	<a href="#">Flyer</a>
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# REAL ESTATE BROKERAGE

# COMMERCIAL REAL ESTATE

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