



REAL ESTATE  
BROKERAGE

COMMERCIAL  
REAL ESTATE

# OTTAWA APRIL 2018

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>  |   |        |  |                                       |                                  |                |   |                       |
|    | 261 Montreal Road                         | Office | Several suites available from 398 to 1,929 sq. ft.<br>Unit 102 - <b>LEASED</b> 3rd floor - <b>LEASED</b> | \$8.00 Net                            | \$12.00                          | 1018160        | <a href="#">Michael Simon</a><br>613-604-0609   | <a href="#">Flyer</a> |
|    | 43 Eccles St., Suite C                    | Office | 701 Square Feet  | \$950.00 per month                    | Utilities included               | 1086483        | <a href="#">Cheryl Kardish-Levitan</a><br>613-604-0608<br><a href="#">Michael Simon</a><br>613-604-0609 | <a href="#">Flyer</a> |
|    | 1650 Queensdale Avenue Blossom Park Plaza | Office | 2 units - From 4,396 - 8,792 sq.ft. <b>Potential Pad Opportunity 17,000 sq.ft. - \$ 35.00 net.</b>       | \$16.00                               | \$5.43                           | 1027437        | <a href="#">Cheryl Kardish-Levitan</a><br>613-604-0608  | <a href="#">Flyer</a> |
|    | 2559 Innes Road                           | Office | Various Spaces available 400 to 685 square feet.   | Gross lease \$550 - \$1,500 per month | Utilities included in Gross Rent | Office 1080126 | <a href="#">Michael Simon</a><br>613-604-0609   | <a href="#">Flyer</a> |
| <b>RETAIL FOR LEASE</b>  |   |        |  |                                       |                                  |                |   |                       |
|  | 2150 Robertson Road Unit B2 & B3          | Retail | Suite B2 - 1,578 sq.ft. Suite B3 - 1,578 sq.ft. Contiguous 3,156 sq.ft.                                  | \$20.00 Net                           | \$16.97                          | 1077229        | <a href="#">Cheryl Kardish-Levitan</a><br>613-604-0608  | <a href="#">Flyer</a> |
|  | 862 Bank Street (the Glebe)               | Retail | 1,751 sq.ft.   | \$38.00 Net                           | \$15.00                          | 1088260        | <a href="#">Cheryl Kardish-Levitan</a><br>613-604-0608  | <a href="#">Flyer</a> |

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|----------|---------|------|--------------|------------|------------------------|-----|-------|-------|
|----------|---------|------|--------------|------------|------------------------|-----|-------|-------|

**RETAIL FOR LEASE**

|  |   |        |  |                               |                                  |                |  |                       |
|--|---|--------|--|-------------------------------|----------------------------------|----------------|--|-----------------------|
|    | LEASED                                    | Retail | 1,932 sq.ft.   | \$35.00 Net                   | \$16.00                          | Exclusive      | <a href="#">Cheryl Kardish-Levitan</a><br>613-604-0608 | <a href="#">Flyer</a> |
|    | 1000 Wellington Street West unit 101      | Retail | 3,408 sq.ft.   | \$35.00 Net                   | \$15.00                          | 1088297        | <a href="#">Cheryl Kardish-Levitan</a><br>613-604-0608 | <a href="#">Flyer</a> |
|    | LEASED                                    | Retail | 5,271 sq.ft.   | \$25.00 Net                   | \$9.00                           | 1028370        | <a href="#">Cheryl Kardish-Levitan</a><br>613-604-0608 | <a href="#">Flyer</a> |
|    | 1650 Queensdale Avenue Blossom Park Plaza | Retail | 2 units - From 4,396 - 8,792 sq.ft. <b>Potential Pad Opportunity 17,000 sq.ft. - \$ 35.00 net.</b> | \$16.00                       | \$5.43                           | 1027437        | <a href="#">Cheryl Kardish-Levitan</a><br>613-604-0608 | <a href="#">Flyer</a> |
|   | 2559 Innes Road                           | Retail | 800 sq.ft.   | Gross lease \$1,500 per month | Utilities included in Gross Rent | Retail 1080115 | <a href="#">Michael Simon</a><br>613-604-0609          | <a href="#">Flyer</a> |
|  | LEASED                                    | Retail | 1400 sq.ft.  | \$16.00                       | Gross                            | 1087407        | <a href="#">Cheryl Kardish-Levitan</a><br>613-604-0608 | <a href="#">Flyer</a> |

**LAND FOR LEASE**

|  |                                 |      |                          |                                    |            |           |  |                       |
|--|---------------------------------|------|--------------------------|------------------------------------|------------|-----------|--|-----------------------|
|  | 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><br>613-724-9515 | <a href="#">Flyer</a> |
|--|---------------------------------|------|--------------------------|------------------------------------|------------|-----------|--|-----------------------|

| Property   | Address  | AREA                              | \$\$                          | Zoning/ Type | MLS     | Agent   | Flyer                 |
|--|--|-----------------------------------|-------------------------------|--------------|---------|---|-----------------------|
| <b>MULTI-FAMILY FOR SALE</b>   |  |                                   |                               |              |         |   |                       |
|   | 805 Maplewood Avenue,<br>Ottawa - picture used is from<br>similar building built by<br>owners. | TRIPLEX to be<br>BUILT            | \$3,200,000                   | Multi-Family | 1081814 | <a href="#">Dave McGahan</a><br>613-604-0610  | <a href="#">Flyer</a> |
|    | <b>SOLD</b> , Ottawa   | 4 units<br>36' x 95'12"           | <b>NEW PRICE!</b> \$1,495,000 | R3P          | 1079499 | <a href="#">Dave McGahan</a><br>613-604-0610  | <a href="#">Flyer</a> |
|    | 55 Sweetland Avenue  | 20 units<br>78'74" x 123'27"      | \$4,995,000                   | ^_R4T        | 1093805 | <a href="#">Dave McGahan</a><br>613-604-0610  | <a href="#">Flyer</a> |
| <b>COMMERCIAL RETAIL FOR SALE</b>  |  |                                   |                               |              |         |   |                       |
|    | 1000 Wellington Street West<br>unit 101  | 3,480 sq.ft.                      | \$1,800,000.00                | TM11         | 1088443 | <a href="#">Cheryl Kardish-Levitan</a><br>613-604-0608  | <a href="#">Flyer</a> |
|   | 355 Franktown Road,<br>Carleton Place  | 16,916 sq.ft. OR +/-<br>5.0 Acres | \$2,495,000                   | RETAIL PLAZA | 1094423 | <a href="#">Michael Simon</a><br>613-604-0609<br><a href="#">Dave McGahan</a><br>613-604-0610 | <a href="#">Flyer</a> |
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| Property  | Address   | AREA                       | \$\$      | Zoning/ Type            | MLS                            | Agent   | Flyer                 |
|---|---|----------------------------|-----------|-------------------------|--------------------------------|---|-----------------------|
| <b>COMMERCIAL FOR SALE</b>  |   |                            |           |                         |                                |   |                       |
|   | 6131-6133 Perth St.,<br>Richmond<br>Two Buildings     | 0.63 Acres                 | \$875,000 | VM8 - Village Mixed     | 1056094                        | <a href="#">Michael Simon</a><br>613-604-0609<br><a href="#">Dave McGahan</a><br>613-604-0610 | <a href="#">Flyer</a> |
|   | 6133 Perth St., Richmond<br><b>Duplex + Workshop!</b> | 20,072 sq.ft. site<br>area | \$559,000 | VM8 - Village Mixed     | Res - 1056240<br>ICI - 1056097 | <a href="#">Michael Simon</a><br>613-604-0609<br><a href="#">Dave McGahan</a><br>613-604-0610 | <a href="#">Flyer</a> |
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| <b>COMMERCIAL LAND FOR SALE</b>   |   |                            |           |                         |                                |   |                       |
|    | 805 & 807 Maplewood<br>Avenue, Ottawa                 | 2 lots                     | \$675,000 | R4N                     | 1082289                        | <a href="#">Dave McGahan</a><br>613-604-0610  | Contact Listing agent |
|    | Edward St<br>Prescott                                 | 62.46 Acres Vacant<br>Land | \$599,000 | Commercial and<br>Rural | 1045169                        | <a href="#">Michael Simon</a><br>613-604-0609<br><a href="#">Dave McGahan</a><br>613-604-0610 | <a href="#">Flyer</a> |
|    | 1-2 Concession Road, Finch                            | 95.98 Acres Vacant<br>Land | \$800,000 | AG - Agriculture        | 1066095                        | <a href="#">Michael Simon</a><br>613-604-0609   | <a href="#">Flyer</a> |
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# REAL ESTATE BROKERAGE

# COMMERCIAL REAL ESTATE

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