



REAL ESTATE BROKERAGE

COMMERCIAL REAL ESTATE

FOR SALE



3440 EAGLESON ROAD OTTAWA, ON

Former Richmond Nursery in the Village of Richmond
8.83 acres with 3 buildings totalling 10,040 square feet
Planning Study has been prepared regarding Floodplain
Occupancy Fall 2015

EXCLUSIVE LISTING AGENT

MICHAEL SIMON

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CLV REALTY CORPORATION
Brokerage, Independently Owned and Operated

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613-728-2000
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Information provided regarding this property is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof.

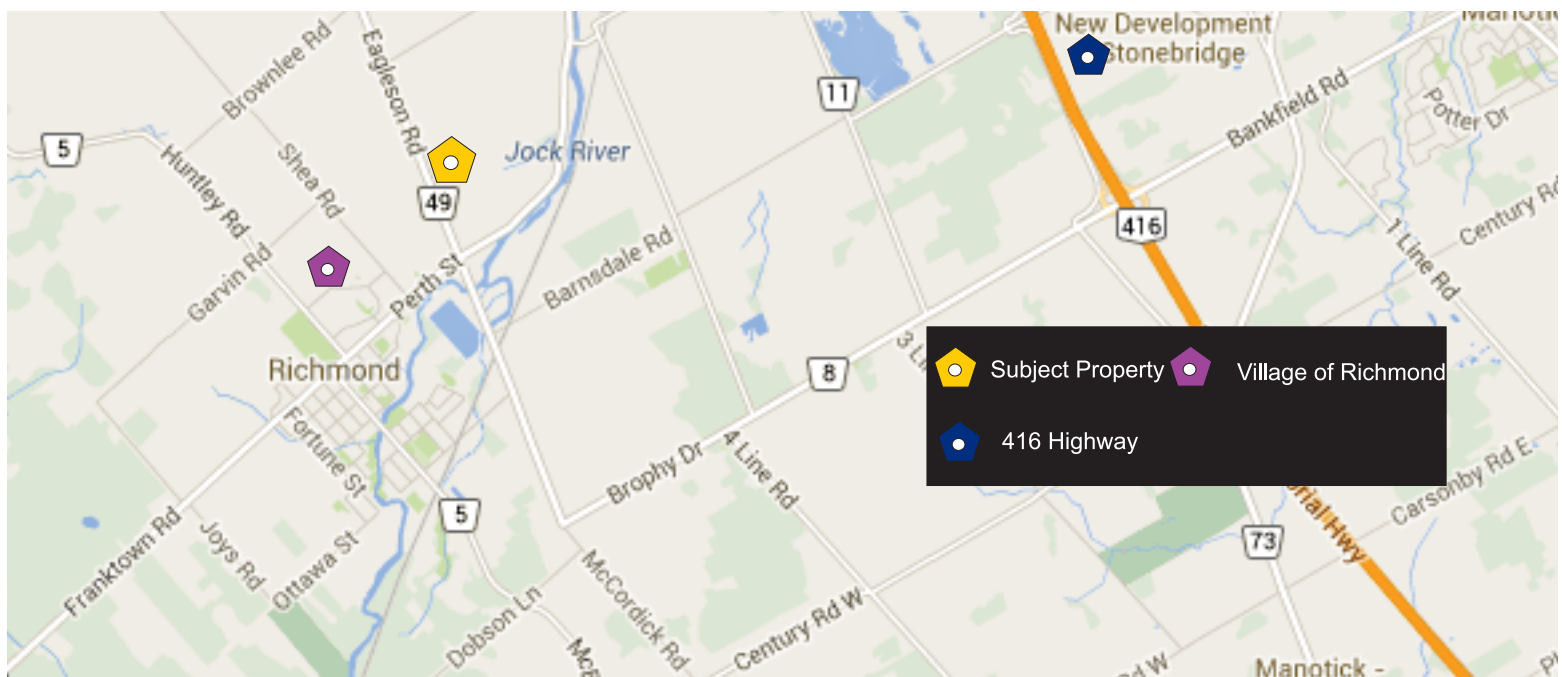


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PROPERTY SUMMARY

Price:	\$695,000
Site Area:	8.83 acres (See attached Survey)
Zoning:	RC [383r] - Rural Commercial (Floodplain)
Official Plan Designation:	Village
Realty Taxes:	\$8,712.32 (2014)
Legal:	PT LT 26 CON 3 GOULBOURN PTS 1 & 3, 5R1429 ; S/T NS210504 GOULBOURN SUBJECT TO AN EASEMENT IN FAVOUR OF CITY OF OTTAWA OVER PART 1 ON 4R19595 AS IN OC396437.
Improvements:	<ul style="list-style-type: none">☆ 3,840 sq.ft. ground floor retail and office/ storage on 2nd floor,☆ 3,200 sq.ft. ground floor retail and 2nd floor three-bedroom apartment and,☆ 3,000 sq.ft. two-storey storage building.
Investment:	Located at the gateway to the Village of Richmond. Backs onto the Jock River. Property includes 3 existing buildings. Planning Report has been completed which addressees the Floodplain constraint.



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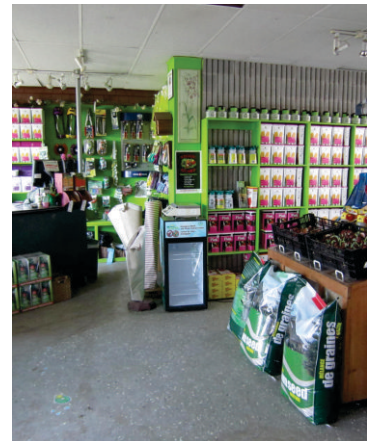
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