



REAL ESTATE
BROKERAGE

RETAIL
FOR SALE



Office Condo Opportunity! Priced to sell!
Asking \$99,900



1929 Russell Road, Unit 218, Ottawa, ON

Exclusive Listing Agent cherylkl@clvgroup.com
Cheryl Kardish-Levitan www.clvrealty.com
Broker 613-604-0608

www.clvrealty.com

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



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1929 Russell Road Unit 218

Office Condo

Sale Price: \$99,900
Condo Fees: \$1813.44 + HST (\$235.71) = \$2,048.85/ 2017
CCC No. 317, Level 2. Unit 218 includes units 13, 14, 30, & 31
Fees Include: Management, building insurance, heat, hydro, a/c, daily cleaning and water.
Mgmt Company: Glenview Management Limited
Parking: 2 indoor parking spaces (20 & 21 Level C)
Type: Office Condo, Medical or Dental Specialist
Office Sq.Ft.: 828 square fee
Tenancy: Multi
Zoning: AM10(2199) Mixed Use Commercial
(Medical use and any Professional use subject to the approval by CCC 317 Board of Directors.)



Description

Exceptional building, bright office space overlooking the Museum of Science and Technology. 2 Large office, reception area. Shows very well. 2 indoor parking space included (20 & 21, Level C). Please note * the price has been reduced to account for the increase in the reserve fund and is reflected in the operating costs over the next 4 years. Vacant Possession February 2017.



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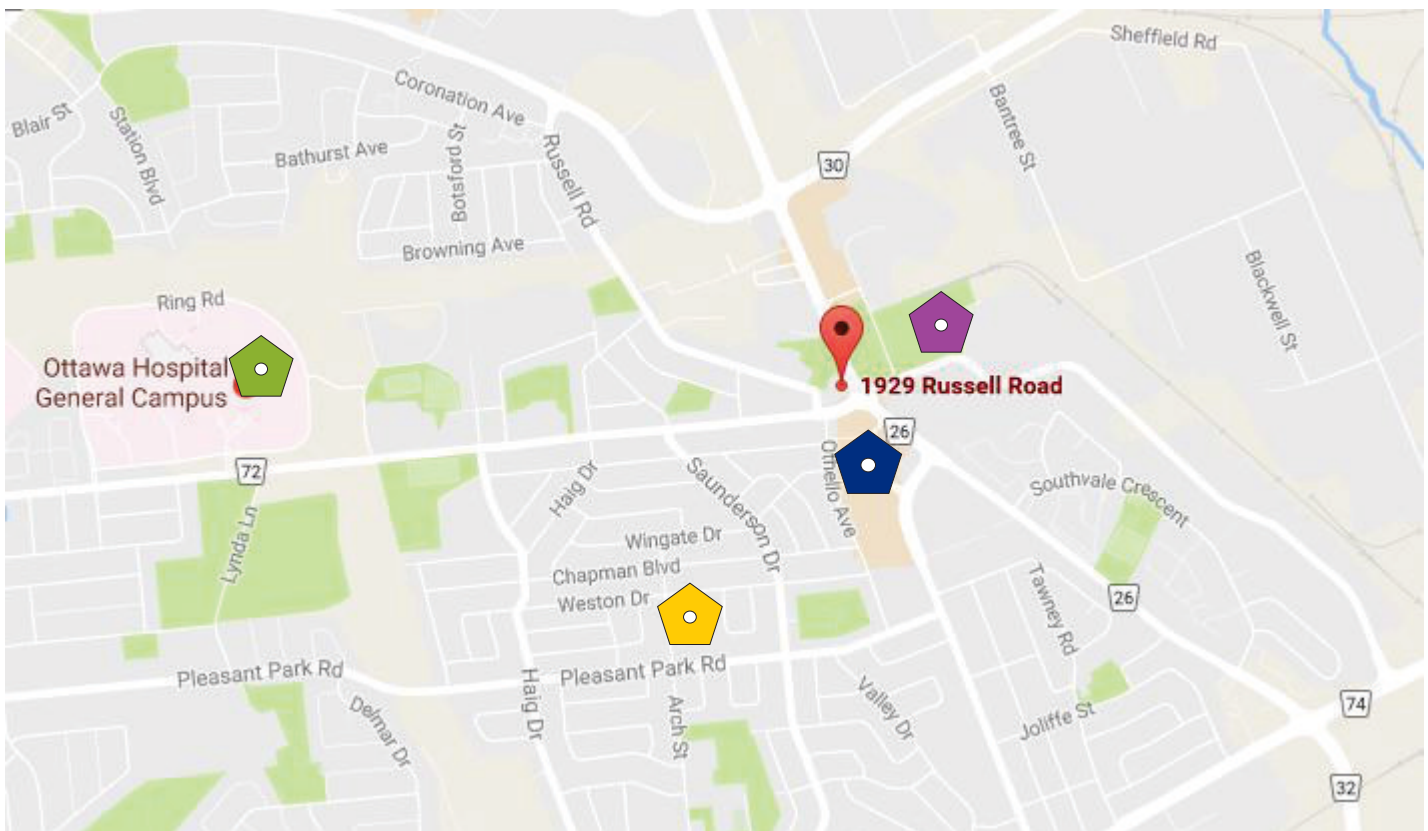
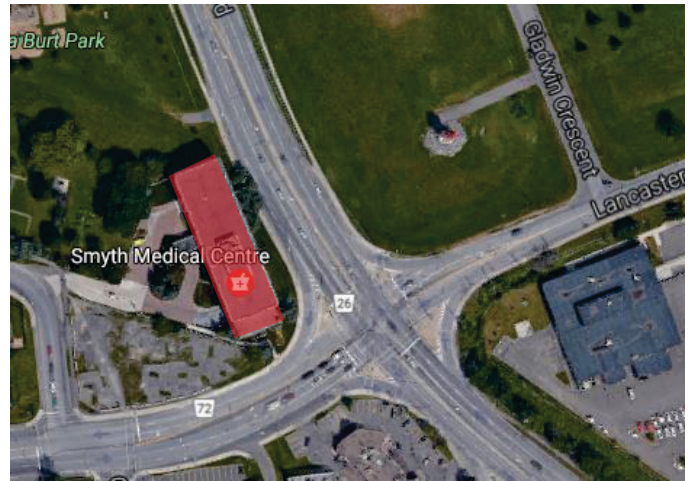
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Office Condo



Museum of
Science & Technology



Ottawa General
Hospital



Elmvale Shopping
Center



Residential
Neighbourhood

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