



REAL ESTATE
BROKERAGE

OFFICE

FOR SALE



16 Fitzgerald Road, Bells Corners, Ottawa, ON

Owner/ Occupier INVESTMENT OPPORTUNITY!

Single or Multi-Tenancy

35,149 Square Feet

Partially Leased

On-Site Parking for 112 cars!



EXCLUSIVE LISTING AGENTS



Cheryl Kardish Levitan, B.A., FRI.
Broker

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Michael Simon AACI, P. App
Sales Representative

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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.



REAL ESTATE BROKERAGE

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PROPERTY INFORMATION

SALE PRICE

\$5,300,000.00

BUILDING AREA

35,149 Square Feet

LEASABLE AREA

32,659 Square feet

SITE AREA

1.8 Acres

PARKING

112 Spaces

ZONING

IP [1530]



PIN AND ROLL

PIN: 047090036

Roll: 061412023505202

REALTY TAXES

\$136,497 (2016)

TOTAL OPERATING EXPENSES:

+/- \$12.00 per square foot (Current)

*includes realty taxes

CONSTRUCTED:

1999 (Expanded)

LEASE:

Ranovus Inc. - Suite 100 (7,155 Sq.Ft.)



PROPERTY DESCRIPTION

Two and three-storey office building. Professional work space with many turn-key office finishings. Enclosed and open concept offices (see attached floor plans). One Elevator. Immediate Possession. Perfect for owner occupancy or multi-tenancy.

CLV REALTY CORPORATION
Brokerage, Independently Owned and Operated

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

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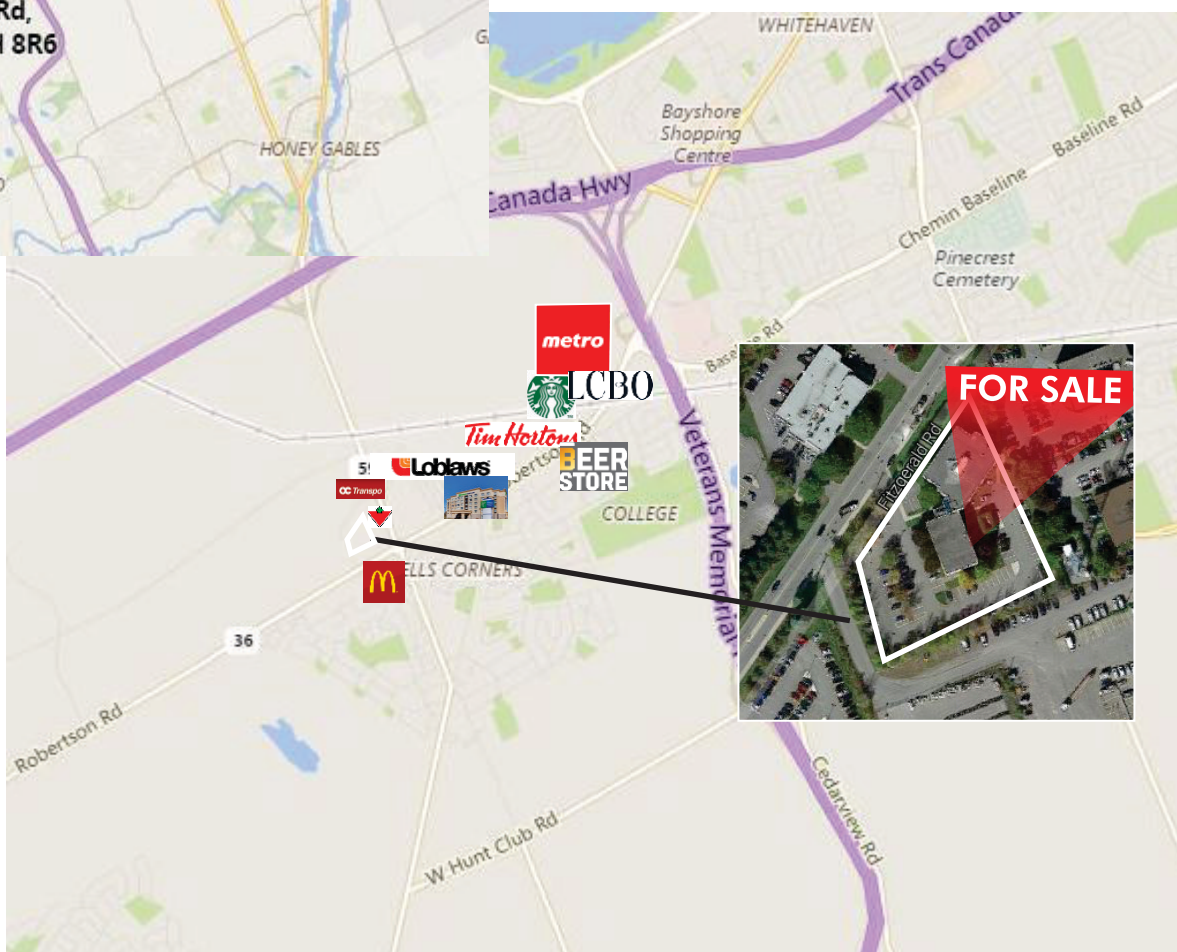
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MAPS



Easy access of the 417
and the 416 highways.
Close to many shops
and transit in trendy
Bells Corners!



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PHOTOS



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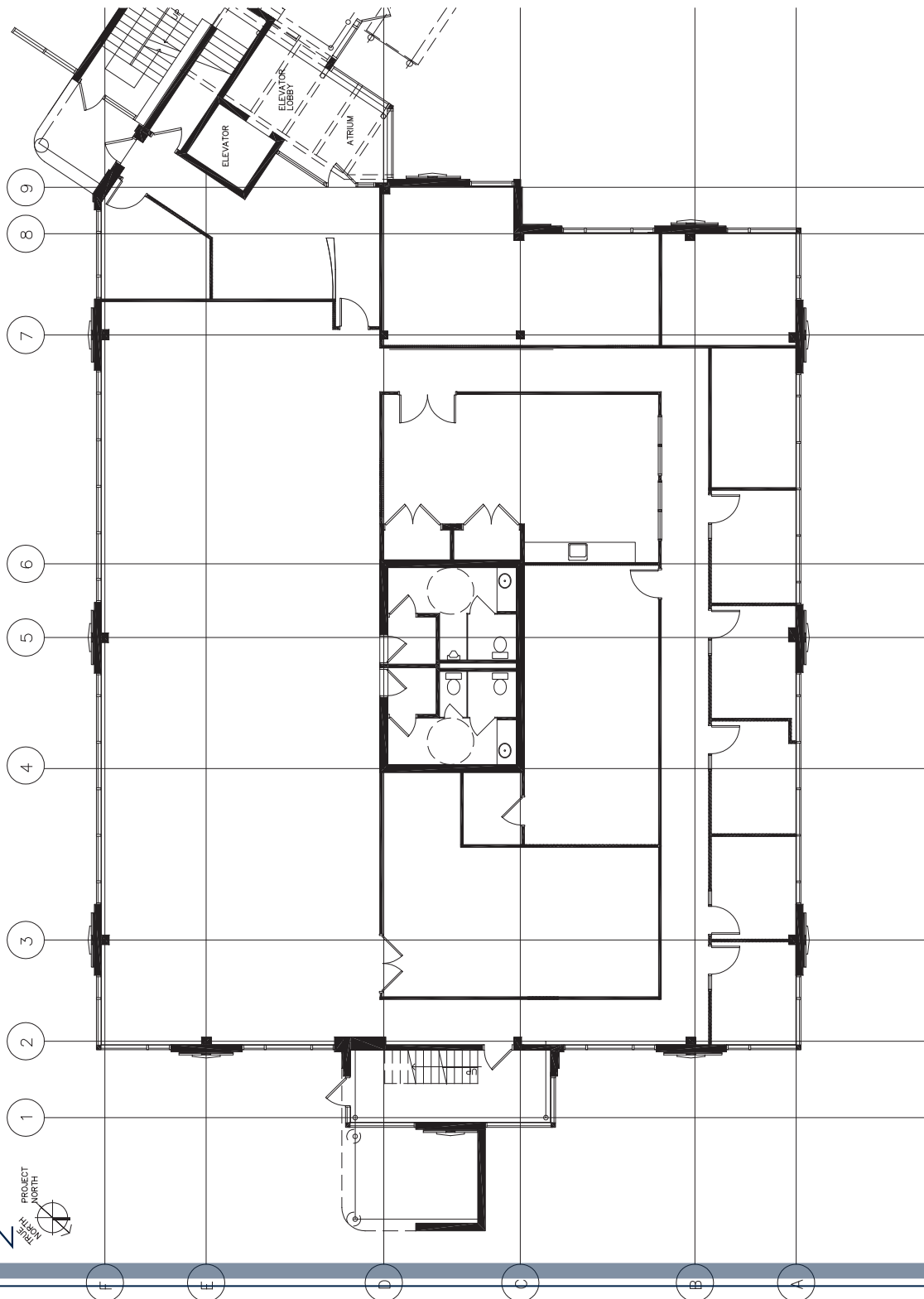
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FLOOR PLAN

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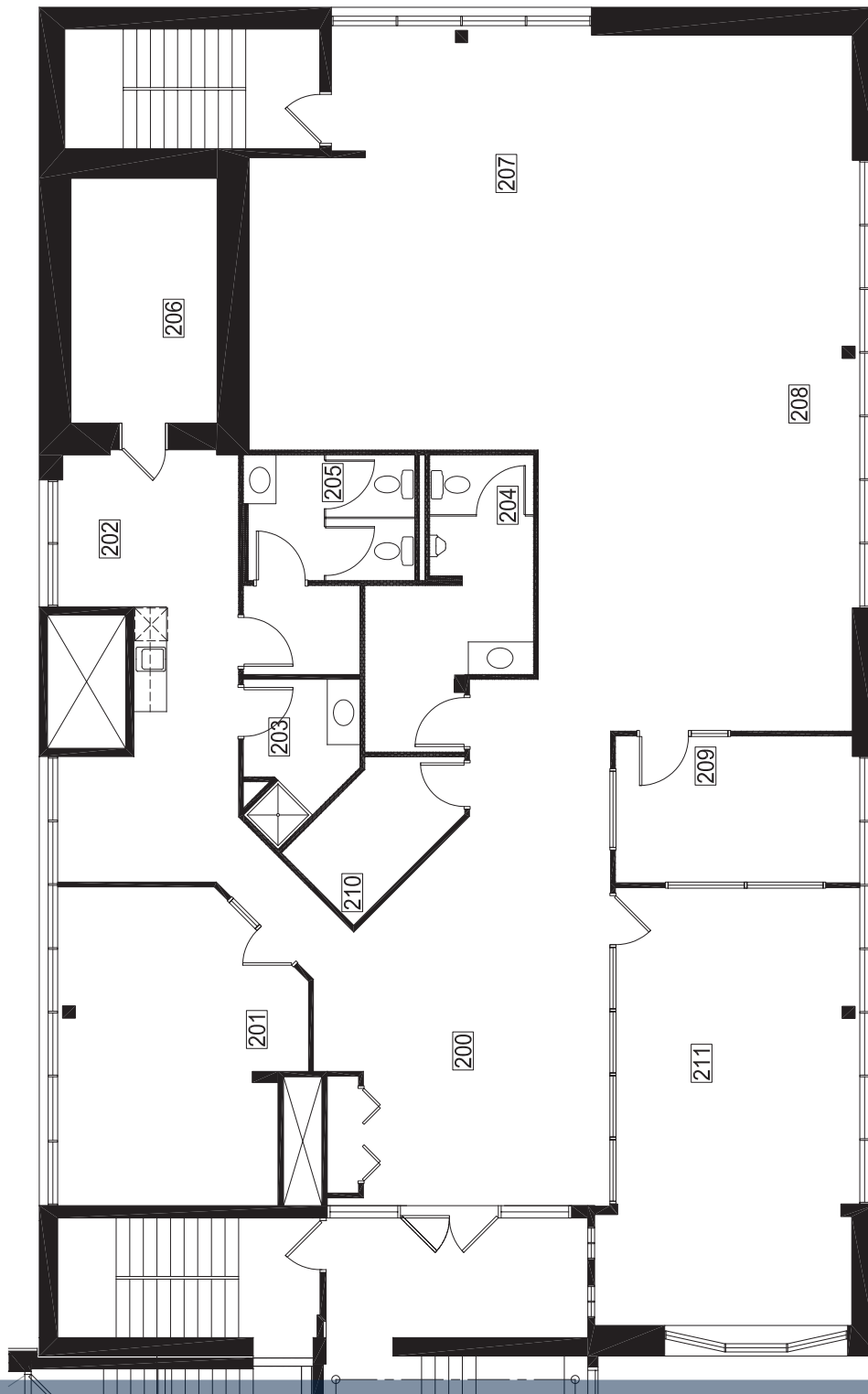
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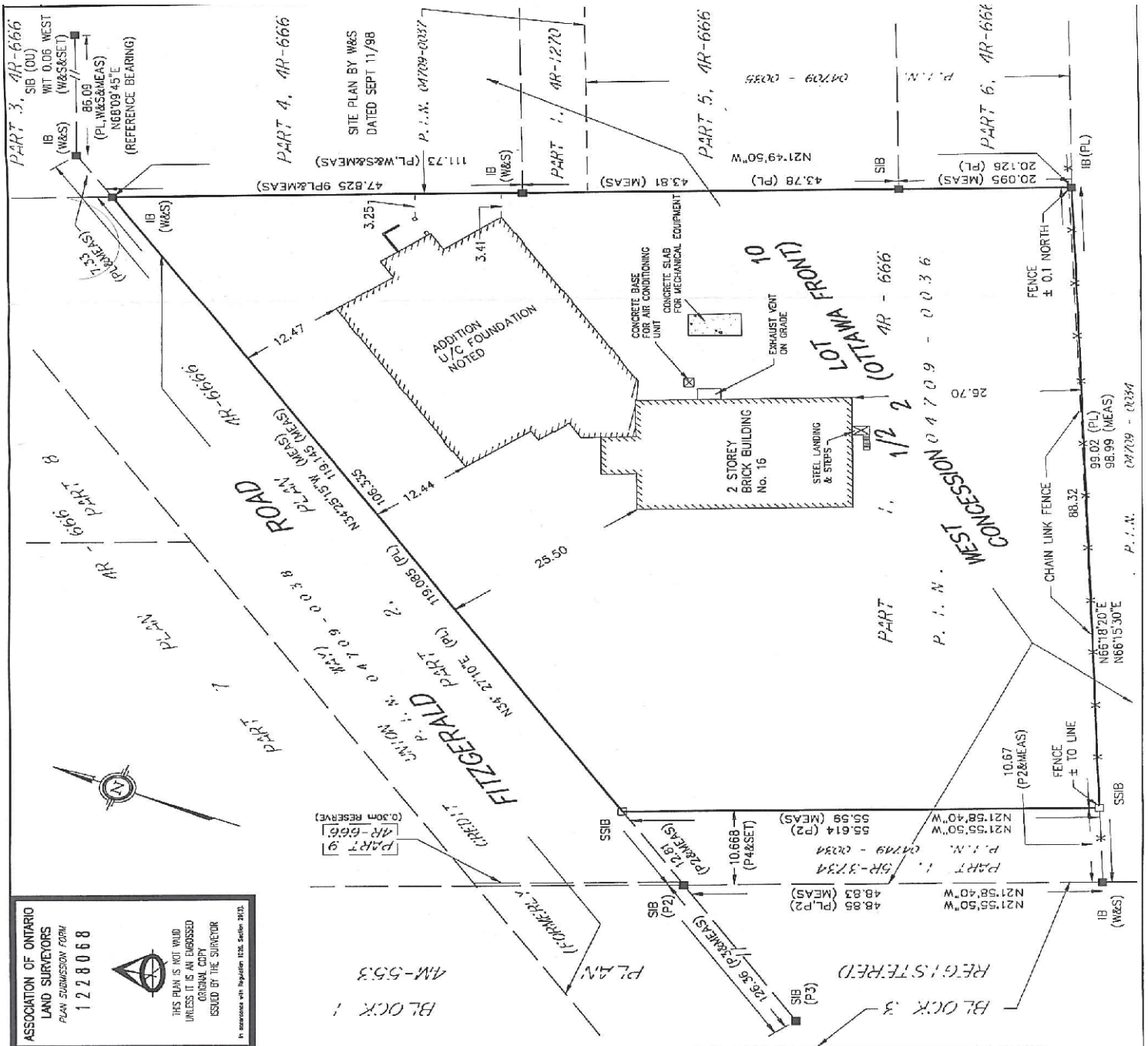
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SURVEYOR'S CERTIFICATE

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