



# REAL ESTATE BROKERAGE

# FOR SALE



## 419 INDUSTRIAL AVENUE, OTTAWA, ON

### EXCLUSIVE LISTING AGENT

#### MICHAEL SIMON

Sales Representative

613-604-0609

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#### CLV REALTY CORPORATION

Brokerage

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.



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**419 Industrial Avenue, Ottawa, ON**

Light Industrial

**Asking Price:** \$1,980,000

**Site Area:** 30,090 Square Feet

**Building Area:** 8,043 Square Feet

**Realty Taxes (2017):** \$25,307

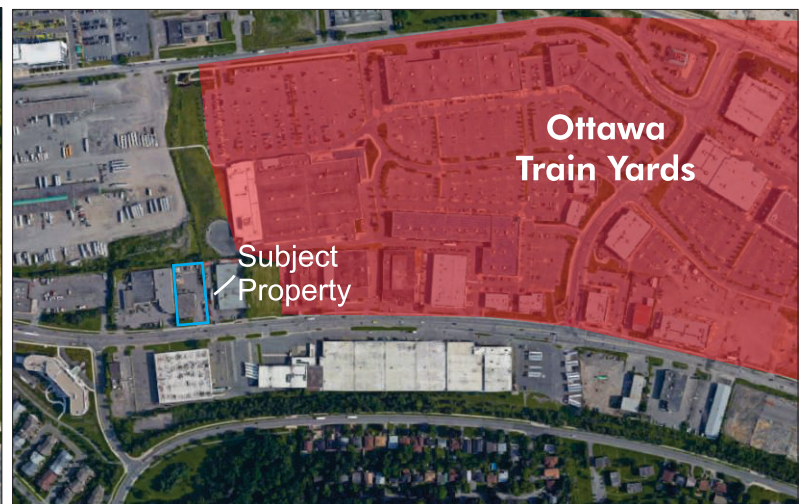
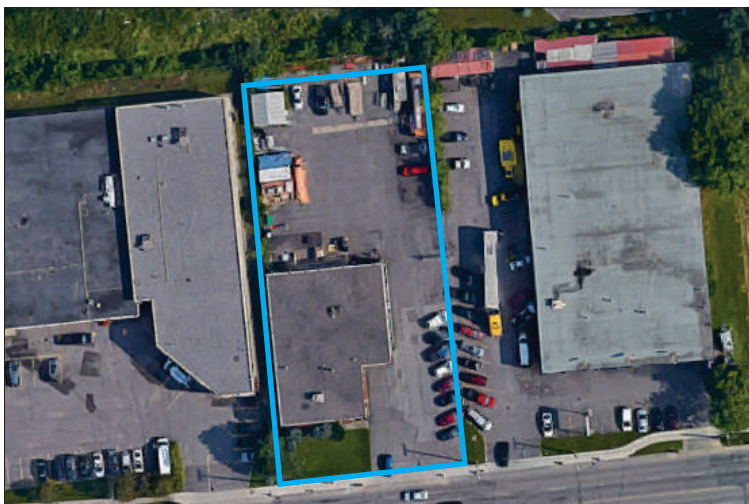
**Zoning:** IG3 - General Industrial

**Year Built:** 1962 Approximately

**Ceiling Height:** 20 Feet

**Loading:** One 14 foot loading door at the front of the building and three 14 foot loading doors are the rear of the building.

**Tenancy:** Single occupancy paying \$9.25 per square foot net. Expires April 30, 2019. Parties must mutually agree on any extension of Lease.



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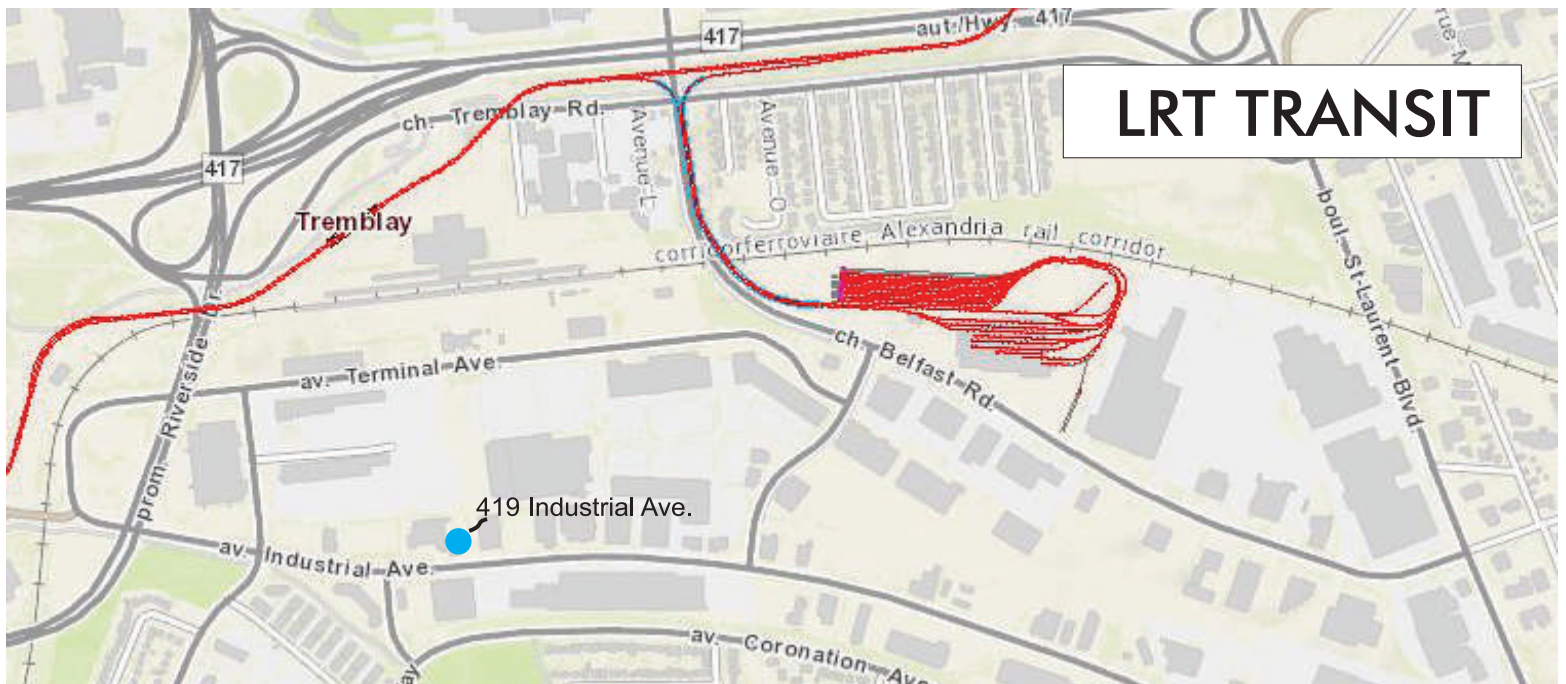
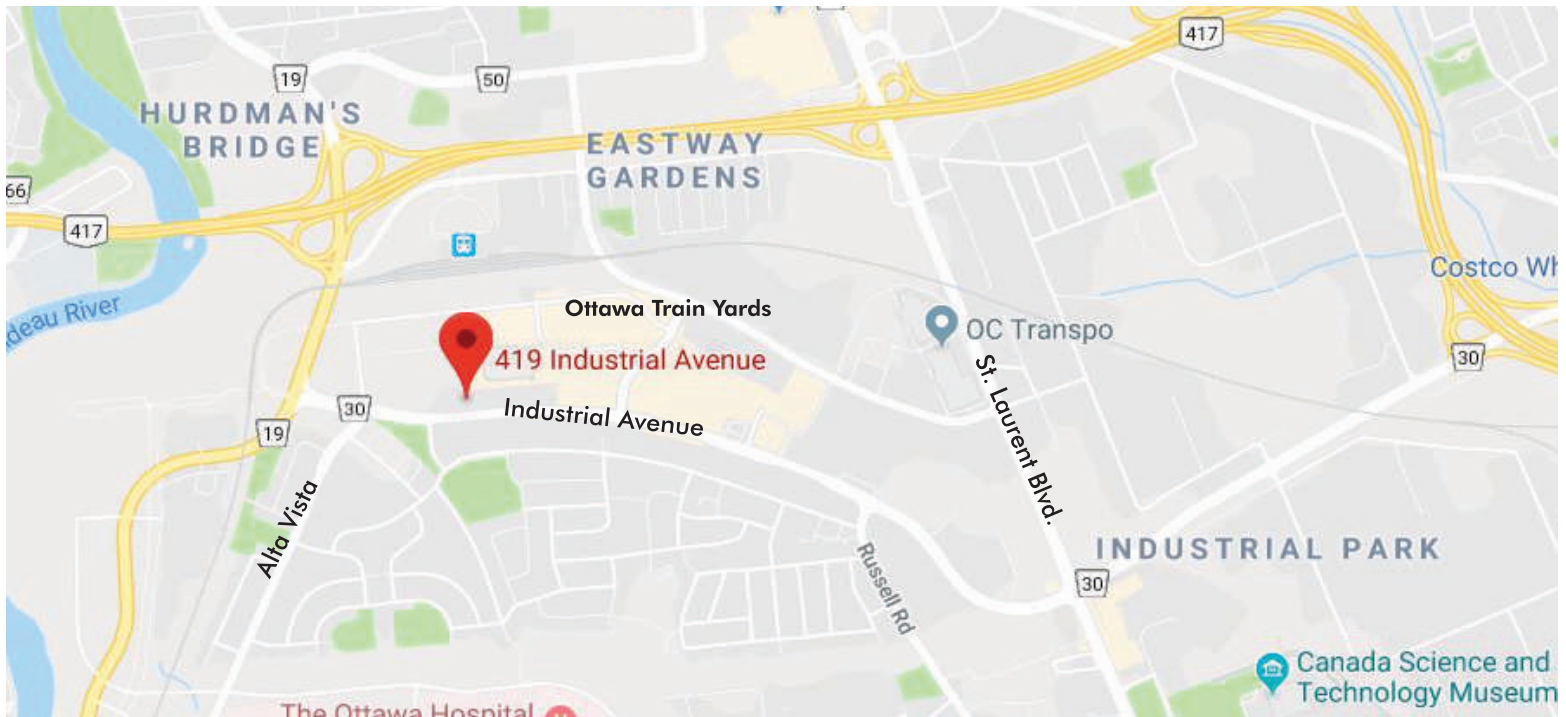
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