



**REAL ESTATE  
BROKERAGE**

RETAIL

**FOR SALE**

**1947 Bank Street, Ottawa, ON**



**NEW PRICE**

**NOW \$2,300,000**



**EXCLUSIVE LISTING AGENTS**



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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.



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1947 BANK STREET, OTTAWA, ON  
COMMERCIAL RETAIL

## PROPERTY INFORMATION

### NEW ASKING PRICE

\$2,300,000

### SITE AREA

15,021 Square feet

### BUILDING AREA

4,635 square feet plus basement

### ZONING

AM1(1913)

### PIN AND ROLL

Pins: 041520130, 041520127, 041520129,  
041520128

Roll: 061411650178000

### REALTY TAXES

\$40,768/ 2017



### **EXCELLENT INVESTMENT OPPORTUNITY!**

Great Corner Street Exposure Along Bank Street!  
Perfect for Owner-User!

## PROPERTY DESCRIPTION

Built in 1975 this one-storey commercial building with full basement is vacant and waiting for your fit-ups!. South-east corner location on Bank Street and Foxbar Avenue, in close proximity to Walkley Road and across from the Beer Store, LCBO, Pizza Hut and Home Depot. Great visibility for signage! There is on-site parking for 28 cars and full access to Bank Street. New roof (2016), new siding (2016) and upgraded electrical, plumbing and duct work (2018). There is three-phase, 600 volt service and 75 kva transformer, loads of power!! Perfect for owner-occupier!

### View from Building



### Shell Interior



**CLV REALTY CORPORATION**  
Brokerage, Independently Owned and Operated

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

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