



# REAL ESTATE BROKERAGE

1666 BANK STREET, OTTAWA, ON

**FOR SALE**



**Asking \$1,850,000**



## EXCLUSIVE LISTING AGENTS

### **MICHAEL SIMON**

Sales Representative

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## 1 666 BANK STREET, OTTAWA, ON

Asking Price: \$1,850,000  
Site Area: +/- 10,925 Square Feet  
Building Area: 7,225 Square Feet  
Realty Taxes (2017): \$32,438.93 / 2019  
Zoning: ^\_AM1[1913]  
Year Built: 1970  
Ceiling Height: 9 Feet  
Loading: Two overhead doors in basement  
Power: 400 Amps/ 575 Volts  
Tenancy: Vacant possession

### Description:

Former Rideau Bakery. Single-storey commercial building with full height drive-out basement. Perfect for owner occupancy. Great location and exposure on Bank Street! Solid concrete block building. Constructed in 1970. Redevelopment possibilities - zoning currently allows a maximum building height of 30 meters or 9 stories. Vacant possession. Tenant on short term lease vacating Oct. 31, 2019.



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**MICHAEL SIMON**  
Sales Representative

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Broker

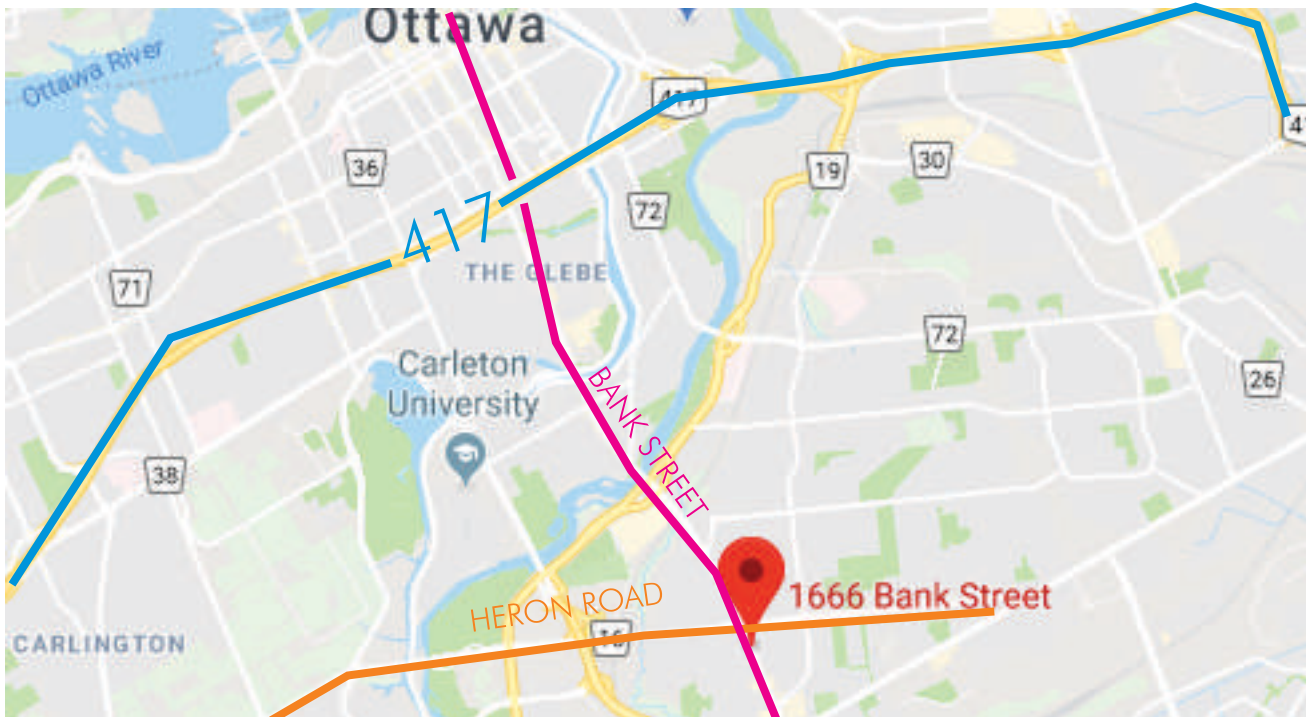




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