



Retail Building for Sale | Ottawa West

Asking Price:

\$8,200,000.00

- Building Size: 21,859 SF with 1,603 SF mezz.
- Parking: 36 spaces

CONTACT:

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Amazing opportunity to invest in a recently renovated large retail building in Ottawa's Clyde & Baseline area. The property is located in a busy retail node with 40,169 cars passing daily and 83,000 people living within a 3km radius. It is in close proximity to major retailers such as Walmart Supercentre, Loblaws, and other national chains.

With approximately 100 feet of frontage on Clyde Avenue close to two major intersections, the property enjoys high exposure making it an ideal retail investment for any user or investor seeking long-term stable cash flow.

Currently leased to long-term stable tenant Motor Sports World, this property will allow the Buyer to enjoy dependable income with potential for future redevelopment.

Situated on nearly an acre of land with zoning that supports a variety of uses, including retail, office, institutional and residential.



PROPERTY DETAILS

- PROPERTY TYPE:** Retail
- SITE AREA:** 0.754 Acres | 32,844.24 SF
- BUILDING SIZE:** 21,859 SF, with 1,603 SF mezzanine
- CURRENT ZONING:** AM10 [2616] - Arterial Mainstreet
- YEAR BUILT:** 1980
- RENOVATED:** Extensively upgraded in 2017 with addition constructed in 2019
- PARKING SPACES:** 36
- CEILING HEIGHT:** 18'
- LOADING DOORS:** 2 O.H. DOORS
- ACCESS / EGRESS:** via Clyde Avenue and Baseline Road
- FRONTING:** Clyde Avenue
- SERVICING:** City Services
- FOUNDATION:** Concrete foundation walls on strip footings
- ROOF:** Built-up asphalt and gravel
- HVAC:** Multiple RTUs
- SPRINKLER:** N/A
- LEGAL DESCRIPTION:** PART LOT 21, PLAN 30, PART 3 PLAN 4R35009 CITY OF OTTAWA

TENANT INFORMATION

- TENANT:** Motor Sports World (830375 Ontario Inc.)
- COMMENCEMENT DATE:** March 2018
- TERM:** To February 2028 with three (3) five-year options to renew at a fixed minimum rent to be agreed upon.*
- FIXED MINIMUM RENT:** \$24/PSF (net)
- ANNUAL OPERATING INCOME:** **\$24/PSF x 21,859 = \$524,616.00**
- CAP RATE:** 6.35%

***10 years of guaranteed tenancy, refer to broker.*

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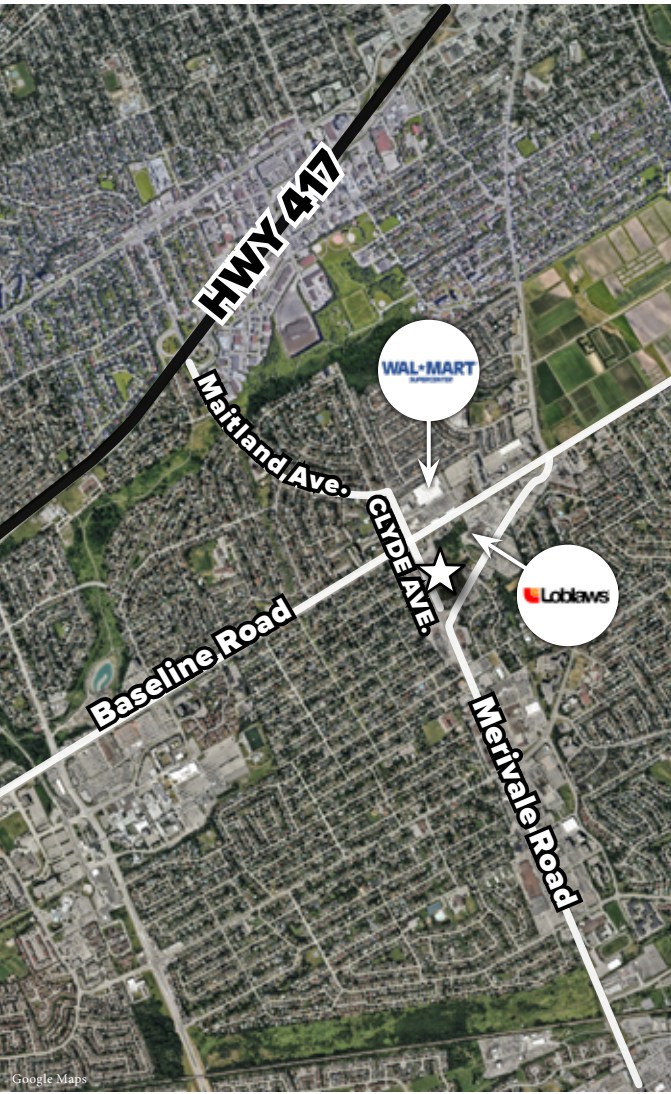
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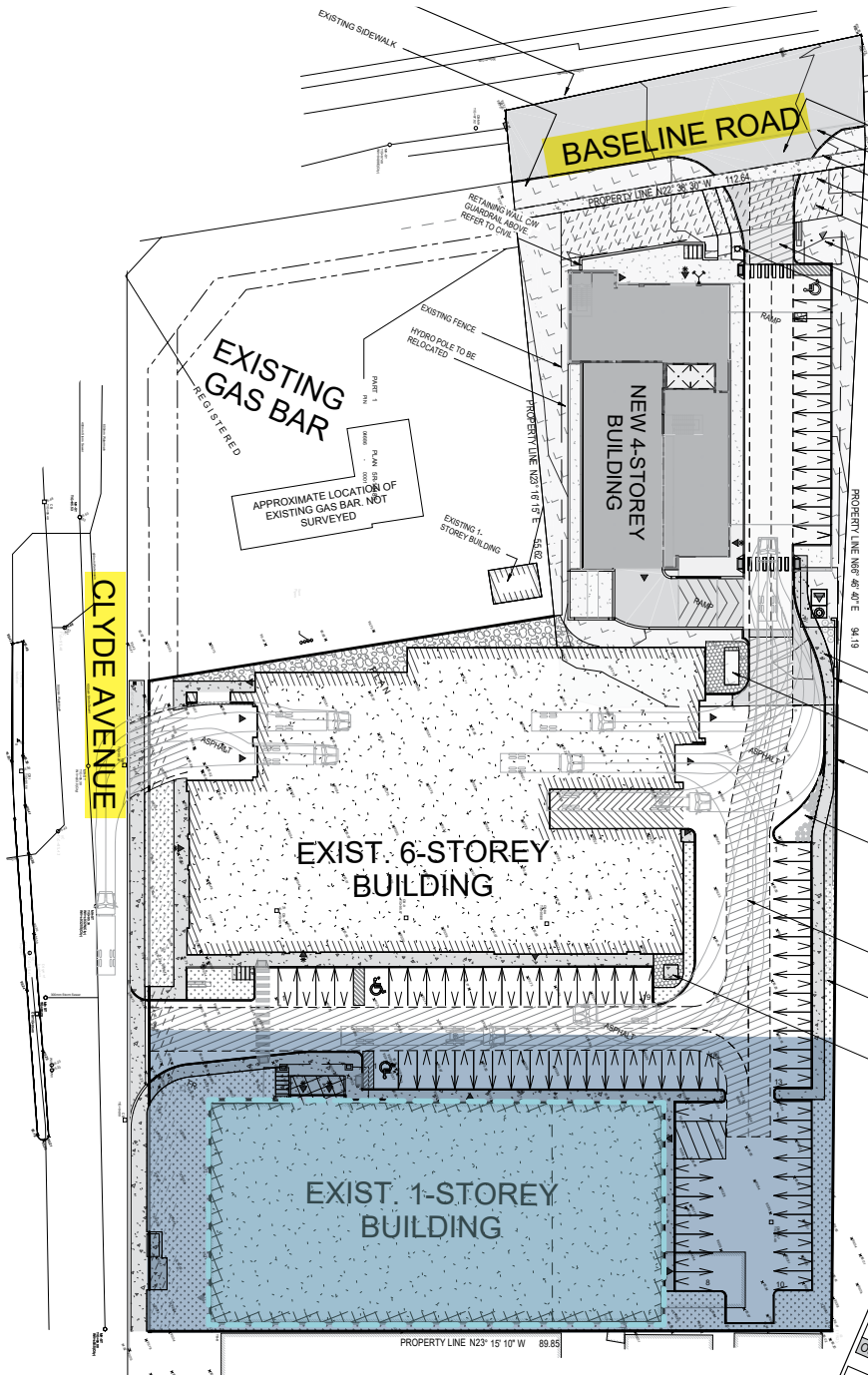
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Integrity. Dedication. Professionalism.
RETAIL BUILDING FOR SALE

1375 Clyde Avenue, Ottawa



Site Plan



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