

OFFICE PROPERTY FOR SALE

4 Foothills Dr, Ottawa, ON K2H 6K3

\$1,725,000

4 Foothills Dr



MARC MORIN
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Property Overview

SOLD! | 4 Foothills Dr | Ottawa, ON K2H 6K3



Property Summary

Price:	\$1,725,000
Office Area:	4,000sf
Land Area:	.18 Acres
Zoning:	GM9 H(18.5) - General Mixed Use Zone
Available:	Immediately

Property Overview

Rare opportunity to purchase a turn-key office building, fully furnished

Zoning allows for a wide variety of uses such as office, daycare, bank, medical facility, retail store and instructional facility

Location Overview

Conveniently located within minutes of both the 416 and 417, offering quick access east, west and south of the city, as well as minutes from Hunt Club Rd.

Surrounded by various amenities a short distance away, such as walking and mountain bike trails, local parks, two brew pubs, a variety of restaurants and close proximity to green space, bordering a serene residential neighbourhood

Property Description

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4 Foothills Dr. | 4,000sf Office Building in Ottawa

Approximately 4,000 sf, professionally designed and completely renovated. Renovations include the addition of two kitchen areas, three bathrooms, gym and shower facilities, as well as new landscaping, outdoor patio meetings and social area. Ideal property for a growing business with an agile workforce with ample space to entertain clients. Potential to demise the space, allowing for rental income while running your business. Free parking for fourteen vehicles (stacked) with opportunity for additional parking at neighbouring property.

Property Photos

SOLD! | 4 Foothills Dr | Ottawa, ON K2H 6K3



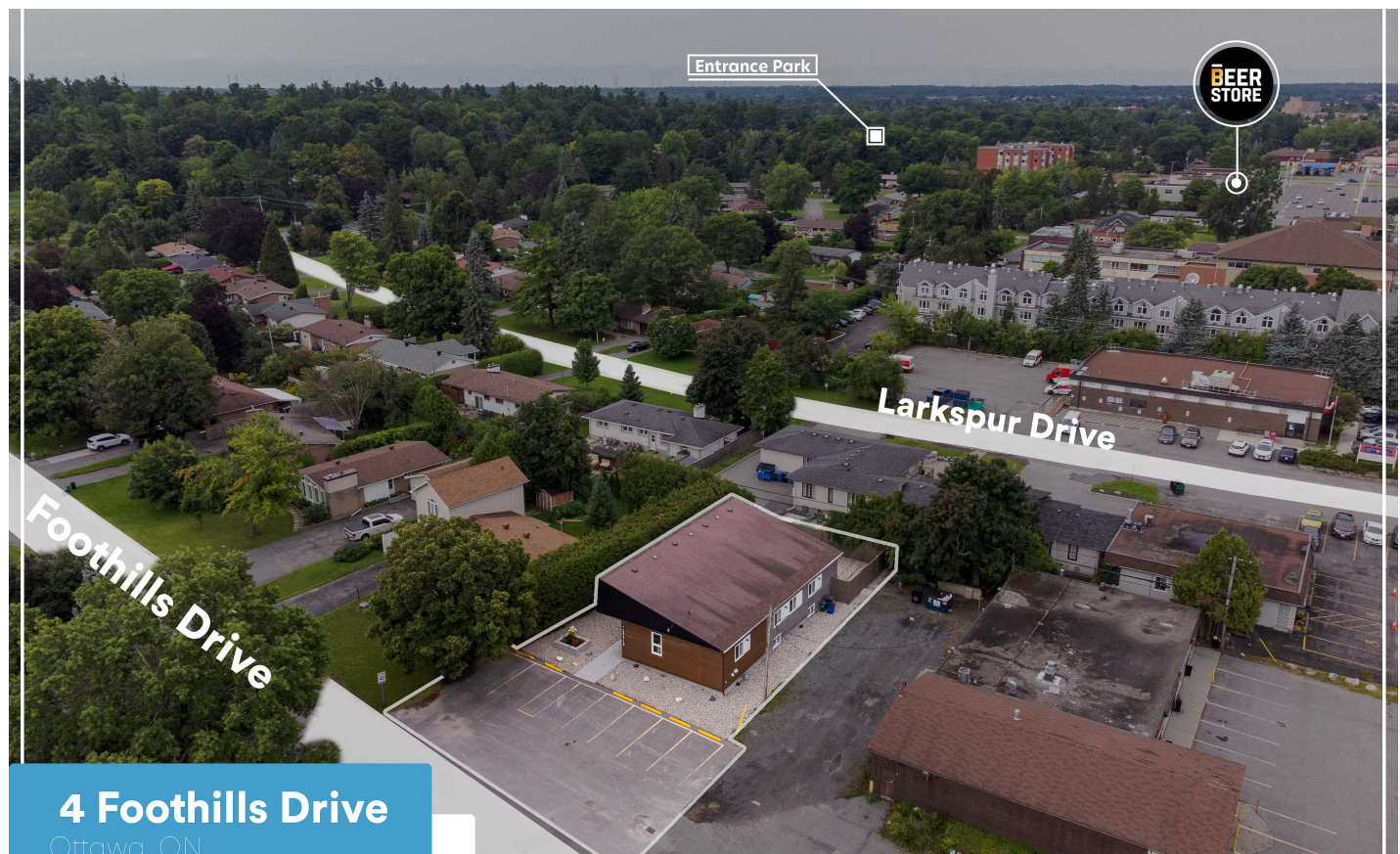
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Nearby Amenities

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