



FOR SALE

Professional Office Building - Maitland & 417

1014 MAITLAND AVENUE • OTTAWA, ON K2C 2B6

Vacant Possession Available February 2026

MARC MORIN
(613) 716-7382
marc@sevaco.ca



Property Summary

Price:	\$2,098,000.00
Vacant Possession:	February 2026
Building SF:	3,498
Lot Size:	12,378 SF
Parking:	12 On-site Spaces
Zoning:	R2F[1723]. Office & Medical

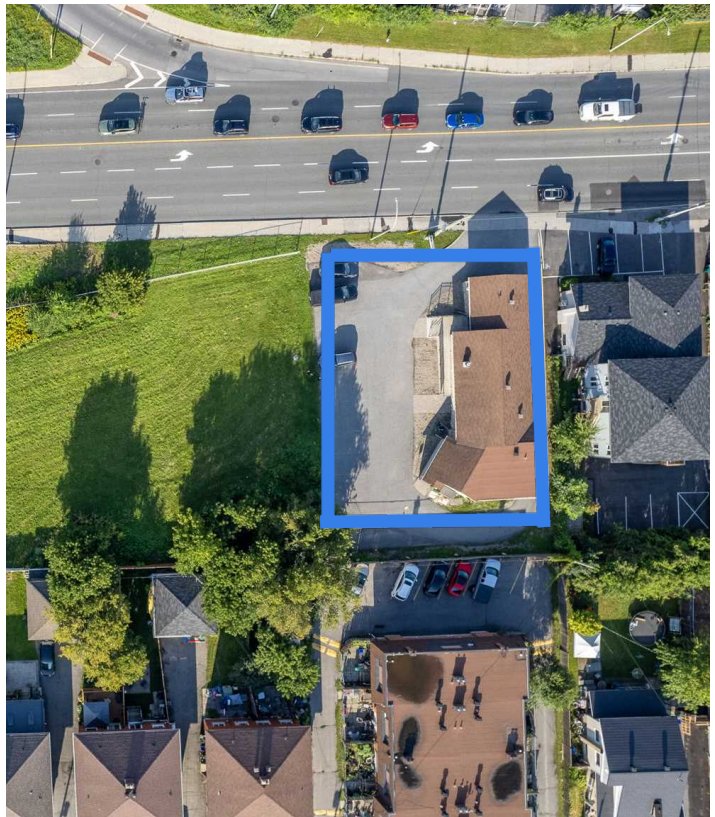
Property Overview

Positioned adjacent to Highway 417, this rare standalone commercial building offers a strategic opportunity for business owners seeking property ownership in a high-exposure, central Ottawa location.

Ideal for professional service firms and medical practitioners, this property provides an excellent combination of accessibility, visibility, and functionality.

Location Overview

- Superior Accessibility
- Adjacent to Highway 417, offering seamless travel across Ottawa and easy client access.
- Surrounded by amenities - Minutes to Merivale Road's vast shopping and dining options
- Central Ottawa Positioning – Quick access to both east and west Ottawa, as well as Highway 416 for southern connections.
- Efficient Site Circulation – Dedicated entrance and exit points enhance traffic flow for clients



Your Business, Your Brand, Your Building

- Equity > Rent – Turn monthly rent into equity, growing your wealth alongside your business
- Put Pre-Tax \$\$ to Work - Leverage operating income to pay down mortgage and reduce taxable income
- Benefit from Dropping Interest Rates - Take advantage of improving market conditions for long-term financial stability
- Control your Destiny - Owning provides the freedom to customize and renovate to meet specific business needs without seeking Landlord approval. This control can be crucial for businesses with unique operational requirements or in situations where the office is closed for medical or political reasons

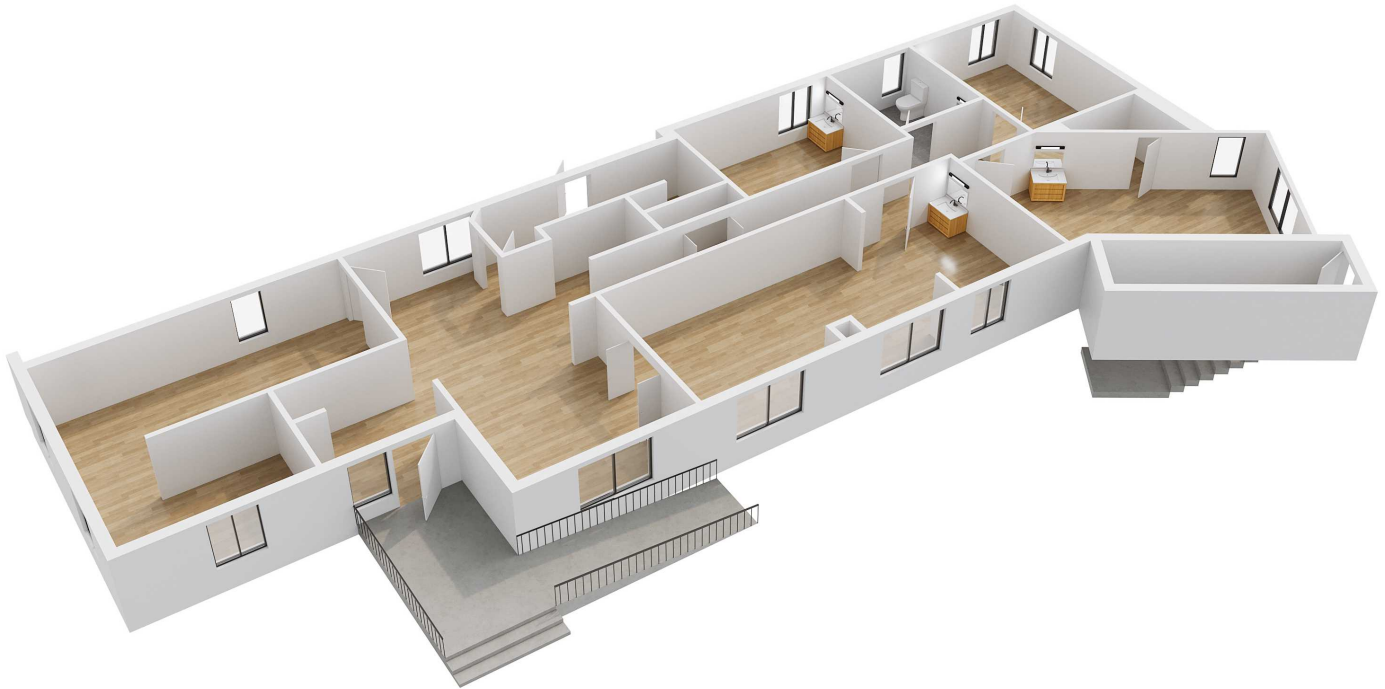
Move-in Ready with Minimal Fit-up

- Functional layout requiring only cosmetic updates for most businesses.
- Modern office infrastructure suitable for various industries.
- Fully accessible main floor with ramp access from the parking lot

Ideal Uses

- Medical & Healthcare – Clinics, specialists, physiotherapy, dental, and wellness centres
- Professional Services – Legal, accounting, engineering, or financial firms
- Tech & Consulting Firms – A professional office with room for meetings and collaboration
- Specialty Practices – Aesthetic and cosmetic clinics, counselling offices, or boutique fitness





Ground Floor



Lower Level



Ground Floor



Lower Level

