

\$998,900 - 2054 St. Joseph Boulevard, Ottawa

MLS® #X11956943

\$998,900

0 Bedroom, 0.00 Bathroom, 4,252 sqft

Retail on 0.00 Acres

2009 - Chapel Hill, Ottawa, Ontario

OPPORTUNITY KNOCKS! Prime commercial building with AM3 zoning in superb high visibility location on St. Joseph Blvd. The building is in fantastic condition and the location cant be beat for exposure. Loads of upgrades in 2017, SPOTLESS and a pleasure to show. BUSINESS IS NOT FOR SALE, only the real estate (stand alone building and land). Currently set up and used as health/wellness retail space (Chiropractor/Acupuncture). Layout is optimal for a variety of uses or can be easily modified to suits one needs or accommodate shared use. IDEAL FOR OWNER USE OR INVESTMENT OPPORTUNITY to lease the space out as it could easily could accommodate 2 independent business operations, or potential redevelopmentEndless Opportunities!!.

Parking directly in front in addition to 4 leased spots from a neighbouring business. See floor-plan attached for layout. 2300 sq ft of usable space. Main floor: reception, coat room, office, kitchenette. Upper: large open concept conference/presentation room, 2pc bathroom and 3 closed door offices. Lower: 4 private closed door offices/treatment rooms, 3pce bathroom, a large office/boardroom and storage/utility areas. STOP PAYING RENT or START COLLECTING RENT!! Serious enquiries only. Currently Owner Occupied, flexible closing date possible. Please do not visit the property without a pre-booked showing appointment. (id:6289)



Essential Information

Listing #	X11956943
Price	\$998,900
Bathrooms	0.00
Square Footage	4,252
Acres	0.00
Type	Retail

Community Information

Address	2054 St. Joseph Boulevard
Subdivision	2009 - Chapel Hill
City	Ottawa
Province	Ontario
Postal Code	K1C1E6

Amenities

Features	Irregular lot size
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Interior

Appliances	Water Heater
Heating	Natural gas Other
Cooling	Fully air conditioned

Exterior

Lot Description	Bldg=57.63 x 81.77 FT
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Listing Details

Listing Office	PAUL RUSHFORTH REAL ESTATE INC.
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