

# \$699,000 - 2527 Old Montreal Road, Ottawa

MLS® #X12110843

**\$699,000**

5 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

1113 - Cumberland Village, Ottawa, Ontario

This exceptional property offers a versatile opportunity for professionals seeking a prime location with ample space. Currently operating as a physiotherapy office, the layout features several individual treatment rooms, a bright and welcoming waiting area, and a well-designed reception space. The generously sized kitchen provides functionality for staff, while two full bathrooms enhance convenience. A standout feature is the large detached garage, complemented by a covered parking area perfect for added functionality and convenience. A brand new well has been dug, complete with all new equipment, ensuring reliable water supply and peace of mind for years to come. Beyond the main building, you'll find a substantial parcel of land at the rear, ideal for expanding parking capacity or future development potential. Nestled in the heart of charming Cumberland Village, just off Highway 174, this property combines visibility and accessibility. It offers the perfect setup for professionals such as lawyers, mortgage brokers, medical practitioners, or any business seeking a polished and practical workspace. Don't miss out on this rare opportunity to establish your practice or business in this sought-after location! (id:6289)



## Essential Information

Listing #                      X12110843

|           |               |
|-----------|---------------|
| Price     | \$699,000     |
| Bedrooms  | 5             |
| Bathrooms | 2.00          |
| Acres     | 0.00          |
| Type      | Single Family |
| Sub-Type  | Freehold      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 2527 Old Montreal Road    |
| Subdivision | 1113 - Cumberland Village |
| City        | Ottawa                    |
| Province    | Ontario                   |
| Postal Code | K4C1A1                    |

### Amenities

|                |                          |
|----------------|--------------------------|
| Features       | Carpet Free, Sump Pump   |
| Parking Spaces | 5                        |
| Parking        | Carport, Covered, Garage |
| # of Garages   | 2                        |

### Interior

|              |                                               |
|--------------|-----------------------------------------------|
| Appliances   | Water Heater, Water softener, Water Treatment |
| Heating      | Natural gas Forced air                        |
| Cooling      | Central air conditioning, Ventilation system  |
| # of Stories | 2                                             |

### Exterior

|                 |                      |
|-----------------|----------------------|
| Exterior        | Stucco               |
| Lot Description | 131.8 x 196.7 FT ; 1 |
| Foundation      | Concrete, Stone      |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX HALLMARK REALTY GROUP |
|----------------|------------------------------|



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