

\$351,000 - 2109 - 3600 Brian Coburn Boulevard, Ottawa

MLS® #X12317606

\$351,000

0 Bedroom, 0.00 Bathroom, 702 sqft
Office

1117 - Avalon West, Ottawa, Ontario

NO CONDO FEES FOR 3 YEARS! Incredible opportunity to watch your business grow or invest in a brand new 702sqft office/retail space in a well established community. Ground level spaces available in a 3 storey condo building. Welcome to Locale - Mattamy's newest community in the heart of Orleans. Right on the Brian Coburn corridor and with over 4,000 residential dwellings in the surrounding community and at the doorstep of 216 residential units, the location can't be beat. Permitted uses include animal hospital, artist studio, convenience store, day care, retail food store, recreational and athletic facility, and medical facility, just to name a few. Ceilings as high as 11' 5", this space is the perfect canvas to suit your business's needs. Suburban life reimagined. Occupancy as early as September 2025. This space is to be built - photos are of a similar model to showcase builder finishes. Condo Fee's \$330/Monthly. (id:6289)



Agreement of Purchase and Sale

SCHEDULE "K"

Suite _____ Unit _____ Level _____

RETAIL 9
DRU9
702 SF.

Unit #	Building
DRU9	A
DRU10	A
DRU11	A

This plan is not to scale and is subject to architectural review and revision, including, without limitation, the Unit being constructed with a layout that is reverse of that set out above. All details and dimensions, if any, are approximate, and subject to change without notice in order to comply with building site conditions, and municipal, structural and Vendor and/or architectural requirements. Actual usable floor space may vary from stated floor area. Floor measurements, if any, were calculated on the middle floor of typical floor plates, such that units on lower floors may have less floor space due to thicker structural members, mechanical rooms, etc., while units on higher floors may have more floor space. Balconies are not shown on this plan and may be located in areas of the Unit as required to provide heating and mechanical systems. Materials, specifications, floor plans and dimensions are subject to change without notice. Balconies, Terraces and Patios if any are inclusive use common elements, shown for display purposes only and location and size of such are subject to change without notice. Materials, specifications, floor plans and dimensions are subject to change without notice. Window location, size and type may vary without notice.

July 11, 2028

Purchaser's Initials _____

Purchaser's Initials _____

Date _____

Vendor's Initials _____

Essential Information

Listing #	X12317606
Price	\$351,000
Bathrooms	0.00
Square Footage	702
Type	Office

Community Information

Address	2109 - 3600 Brian Coburn Boulevard
Subdivision	1117 - Avalon West
City	Ottawa
Province	Ontario
Postal Code	K4A0M7

Amenities

Amenities	Public Transit, Recreation
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Interior

Heating	Other
Cooling	Fully air conditioned

Listing Details

Listing Office	EXP REALTY
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