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

MLS® #X12317608

## \$351,000

0 Bedroom, 0.00 Bathroom, 702 sqft Retail

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)

## **Essential Information**

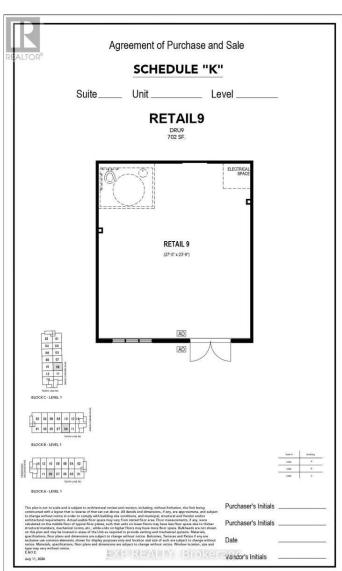
Listing # X12317608

Price \$351,000

Bathrooms 0.00
Square Footage 702
Type Retail

## **Community Information**





Address 2109 - 3600 Brian Coburn Boulevard

Subdivision 1117 - Avalon West

City Ottawa
Province Ontario
Postal Code K4A0M7

**Amenities** 

Amenities Public Transit, Recreation

Interior

Heating Other

Cooling Fully air conditioned

**Listing Details** 

Listing Office EXP REALTY





The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 16th, 2025 at 12:01pm PDT