

# \$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)



Agreement of Purchase and Sale

**SCHEDULE "K"**

Suite \_\_\_\_\_ Unit \_\_\_\_\_ Level \_\_\_\_\_

**RETAIL9**  
DRU9  
702 SF.

| Unit # | Building |
|--------|----------|
| 200    | A        |
| 201    | A        |
| 202    | 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, not 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, 2024

Purchaser's Initials \_\_\_\_\_

Purchaser's Initials \_\_\_\_\_

Date \_\_\_\_\_

Vendor's Initials \_\_\_\_\_

|             |                                    |
|-------------|------------------------------------|
| 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 |
|----------------|------------|



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