

\$2,950,000 - 1196 Rainbow Street, Ottawa

MLS® #X12325484

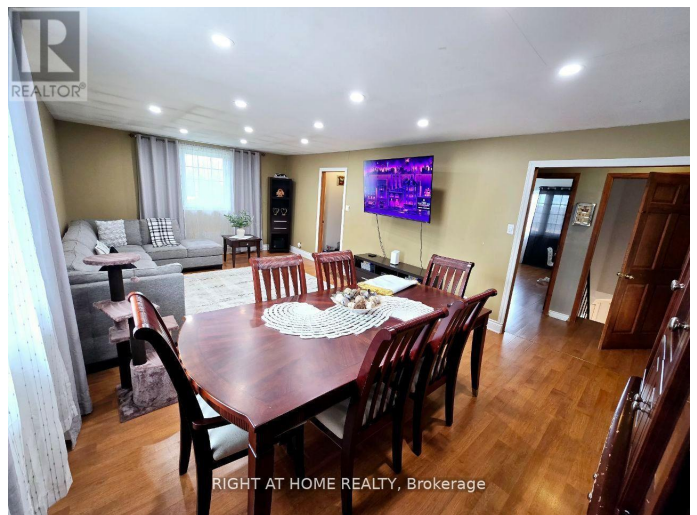
\$2,950,000

0 Bedroom, 0.00 Bathroom, 1 sqft

Industrial on 0.55 Acres

2104 - Canotek Industrial Park, Ottawa, Ontario

This unique legal Triplex, currently being used by one family, sits on a large 200' x 120' corner lot in a sought-after light industrial zone "IL2 H(14)". The property offers incredible potential with approximately 1,500 sq. ft. of newly constructed covered storage areas, ideal for various commercial and residential uses. Inside, the well-maintained units feature 10 versatile rooms, each offering the possibility for conversion into separate office spaces or other functional layouts to suit your needs. The expansive yard, measuring 100' x 120', is perfect for a range of operations, including warehousing, manufacturing, light assembly, research and development, offices, and select retail ventures. Benefit from unbeatable accessibility with quick access to Highway 417 via the Montreal Road exit and local transit just steps away. Ideally situated at the corner of Canotek Road and Rainbow Street, this property is surrounded by a variety of amenities and businesses, making it an excellent location for both residential and commercial uses. This is a rare opportunity to invest in a property that combines space, flexibility, and unmatched location. Don't miss out! (id:6289)



Essential Information

Listing # X12325484

Price \$2,950,000

Bathrooms	0.00
Square Footage	1
Acres	0.55
Type	Industrial

Community Information

Address	1196 Rainbow Street
Subdivision	2104 - Canotek Industrial Park
City	Ottawa
Province	Ontario
Postal Code	K1J6X9

Amenities

Parking Spaces	9
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Interior

Appliances	Dishwasher, Freezer, Hood Fan
Heating	Natural gas Forced air
Cooling	Fully air conditioned

Listing Details

Listing Office	RIGHT AT HOME REALTY
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Listing information last updated on October 25th, 2025 at 3:16am PDT