

\$8,400,000 - 530 Lacolle Way, Ottawa

MLS® #X12339989

\$8,400,000

0 Bedroom, 2.00 Bathroom, 22,500 sqft

Industrial on 1.99 Acres

1103 - Fallingbrook/Ridgemount, Ottawa, Ontario

FOR SALE: Prime quality, INDUSTRIAL BUILDING with 22,500 GFA and clear height ranging from 27ft to 30 ft, being sold with vacant possession, (to be arranged). Located in Taylor Creek Business Park in Orleans bordered by Highway 174 to the North, Trim Road to the East and St-Joseph Boulevard to the south. Only a 700-meter walk to the new O-Line Trim Station - coming soon in 2025! Built in 2010, the building provides approx. 21,000 SF warehouse space with 1,500 sqft office space and directly above the office - bonus 1,500 SF mezzanine space. Double glazed windows are set at high levels on each elevation providing plenty of day light to the interior. The sloped roof is clad in metal panels. Three (3) electric overhead doors with full-dock leveling equipment and bumpers facilitate shipping and receiving. This well-maintained building includes over \$245,000 in capital expenditure within the past 5-years including a new sprinkler system and water service upgrade. Zoning (IL 4 H) provides for a broad variety of light industrial uses. A prime opportunity for owner occupier or investor. (id:6289)



Essential Information

Listing # X12339989

Price \$8,400,000

Bathrooms	2.00
Square Footage	22,500
Acres	1.99
Type	Industrial

Community Information

Address	530 Lacolle Way
Subdivision	1103 - Fallingbrook/Ridgemount
City	Ottawa
Province	Ontario
Postal Code	K4A0N9

Amenities

Amenities	Highway, Public Transit
Features	Irregular lot size

Interior

Heating	Natural gas Forced air
Cooling	Partially air conditioned

Listing Details

Listing Office	ROYAL LEPAGE REAL ESTATE SERVICES LTD.
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