

\$299,990 - 2105 - 3600 Brian Coburn Boulevard, Ottawa

MLS® #X12344550

\$299,990

0 Bedroom, 0.00 Bathroom, 618 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 618sqft 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 December 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 #	X12344550
Price	\$299,990
Bathrooms	0.00
Square Footage	618
Type	Retail

Community Information

Address	2105 - 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 20th, 2025 at 2:31am PDT