

# \$3,900,000 - 595 West Hunt Club Road, Ottawa

MLS® #X12449971

**\$3,900,000**

0 Bedroom, 0.00 Bathroom, 8,993 sqft

Business on 0.00 Acres

7502 - Merivale Industrial Park, Ottawa, Ontario

Prime Investment Opportunity to acquire a commercial property on .78 of an acre with high visibility at one of Ottawas busiest intersections, adjacent to Nepean Crossroads Centre and exposed to nearly 94,000 vehicles daily. The 8,993 sq. ft. building is fully leased with a solid tenant base and rent escalations secured through 2029, ensuring stable long-term income. Originally designed with the potential to expand the ground floor retail area by an additional 2,200 - 2,400 sq. ft., the property offers strong future upside. With no major capital costs anticipated for many years and a clean Phase 1 environmental report available, this is a rare opportunity to acquire a secure, high-performing investment in a premier location. (id:6289)

## Essential Information

Listings #	X12449971
Price	\$3,900,000
Bathrooms	0.00
Square Footage	8,993
Acres	0.00
Type	Business

## Community Information

Address	595 West Hunt Club Road
Subdivision	7502 - Merivale Industrial Park



City	Ottawa
Province	Ontario
Postal Code	K2G5X6

### **Amenities**

Amenities	Public Transit
Parking Spaces	37

### **Interior**

Heating	Natural gas Forced air
Cooling	Fully air conditioned

### **Exterior**

Lot Description	Bldg=251 x 135 FT
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### **Listing Details**

Listing Office	EXP REALTY
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