

\$1,500,000 - 69 Kempster Avenue, Ottawa

MLS® #X12457144

\$1,500,000

0 Bedroom, 3.00 Bathroom, 3,000 sqft

Office on 0.00 Acres

6101 - Britannia, Ottawa, Ontario

A stunning office building for sale in the West end of Ottawa. Completely refurbished inside with luxury finishes. Street level entrance with a private parking lot at the back of the building. The ground floor features a lovely reception waiting area with an electric fireplace, a barrier-free bathroom, seven closed offices of various sizes and an admin area behind the reception. The basement is finished with a full contemporary kitchen with quartz countertops and stainless steel appliances including a refrigerator, cook-top, built-in oven, microwave and dishwasher. There's a cozy lounge/eating area with an electric fireplace. The lower level also has a large boardroom, two additional offices, a powder room and a three-piece bathroom with shower. There's a laundry closet which includes a washer and dryer. The mechanical room is nicely tucked away at the corner of the basement. This is a perfect opportunity for an investor to secure a quality building to operate a general office, a clinical, or medical related service. Welcome your clients to a bright, aesthetically pleasing, professional space. Located across the street from the Carling Avenue Cineplex, near Bayshore Mall and Highway 417. Vacant possession is available. Please note, floor plate measurements are approximate. The building is also available for lease at \$7,500 per month net rent plus building operating costs and utilities. (id:6289)



Essential Information

Listing #	X12457144
Price	\$1,500,000
Bathrooms	3.00
Square Footage	3,000
Acres	0.00
Type	Office

Community Information

Address	69 Kempster Avenue
Subdivision	6101 - Britannia
City	Ottawa
Province	Ontario
Postal Code	K2B6M2

Amenities

Amenities	Public Transit
Features	Irregular lot size
Parking Spaces	8

Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

Exterior

Lot Description	56.5 x 99.97 FT ; Rear lot width if 40 feet
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Listing Details

Listing Office	ROYAL LEPAGE INTEGRITY REALTY
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