

453 PARKDALE AVENUE



CBRE



Executive Summary

CBRE Limited (“CBRE”), on behalf of their client, the Girl Guides of Canada - Guides du Canada (the “Owner”), is pleased to offer for sale 453 Parkdale Avenue, Ottawa (the “Property”). The Property is exceptionally well-located on the east side of Parkdale Avenue - comprising approximately 12,171 SF of land and improved with a two storey, 8,910 SF office building plus an 510 SF basement (according to MPAC).

453 Parkdale Avenue presents a unique opportunity to acquire a freestanding office building in the City of Ottawa. The Property is located in Wellington West, among the most transitioning, urban communities in Ottawa, offering shopping, dining, and a wide array of recreational amenities. The Property is a short distance to the Civic Hospital, the Experimental Farm, and Tunney’s Pasture.

ASKING PRICE: \$1,875,000.00



PROPERTY DETAILS

Site Size:	12,171 SF (0.28 acres)
Frontage:	69 feet along Parkdale Avenue 56 feet along Foster Street
Depth:	99 feet from Parkdale Avenue 90 feet from Foster Street
Building Size:	First Floor: 6,120 SF
	Second Floor: 2,790 SF
	Total: 8,910 SF
	<i>Basement: 510 SF</i>
Parking:	15 surface stalls

PROPERTY HIGHLIGHTS

ZONING

The zoning for the Subject Property is Residential Fourth Density of "R4" Zone. The subject is presently utilized as an office with a small residential component (not self-contained) used by the owner as accommodations and not tenanted. According to the City of Ottawa, a minor variance was granted in 1993 to allow an office use of the property with a small retail component (specifically for the sale of Girl Guide items). The office use of the property is judged to be legal non-conforming. The improvement was constructed prior to the enactment of the new zoning by-law, has been utilized by the Girl Guides of Canada in its present capacity since 1993 and may not comply with some of the current setback requirements but is otherwise judged a legal non-conforming and permitted use that may continue.

BUILDING DETAILS

The two storey building constructed in 1920 consists of a wood frame structure. The basement floor consists of concrete slab-on-grade. The gable roof is also constructed of wood frame. The foundation walls for the original building consist of stone masonry. It was previously used as office space and a residential unit.

Single storey addition constructed in 1950 consists of concrete slab-on grade. The superstructure appears to be constructed of load bearing masonry with a flat roof. The soffit of the flat roof is finished with lath plaster. The flat roof appears to be constructed of metal deck. It was previously used as meeting and storage space.

An aerial photograph of a residential neighborhood. A large, multi-story brick building with a red roof is highlighted with a red outline. The building is situated on a street corner. Other houses and streets are visible in the background.

UTILITY EXPENSES FOR OFFICES

2012 OTTAWA \$8,267.88

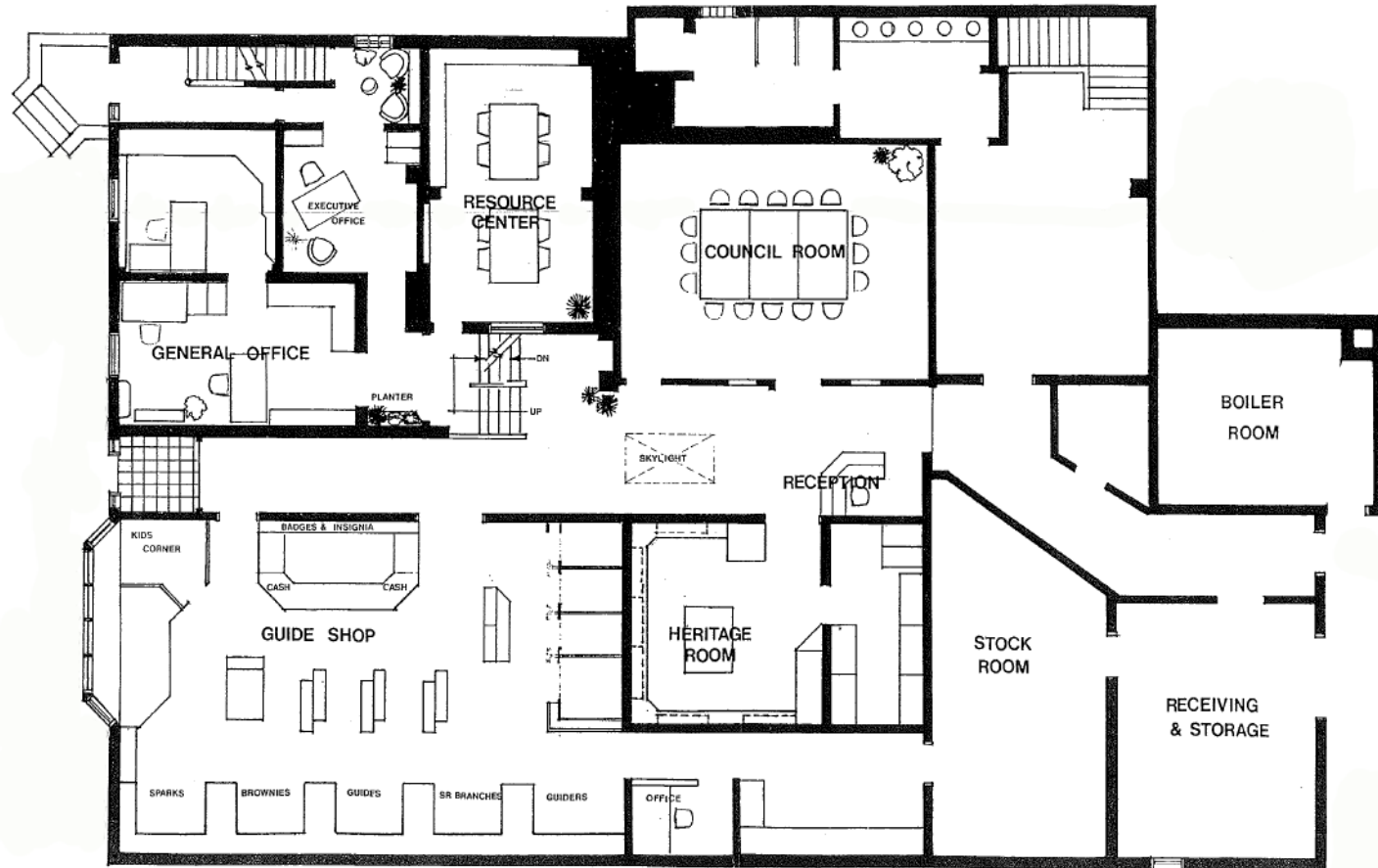
- Hydro : \$3,551.84
- Gas : \$3,918.39
- Water : \$797.65

2013 OTTAWA \$ 6,909.07

- Hydro : \$3,155.53
- Gas : \$2,686.10
- Water : \$1,067.44

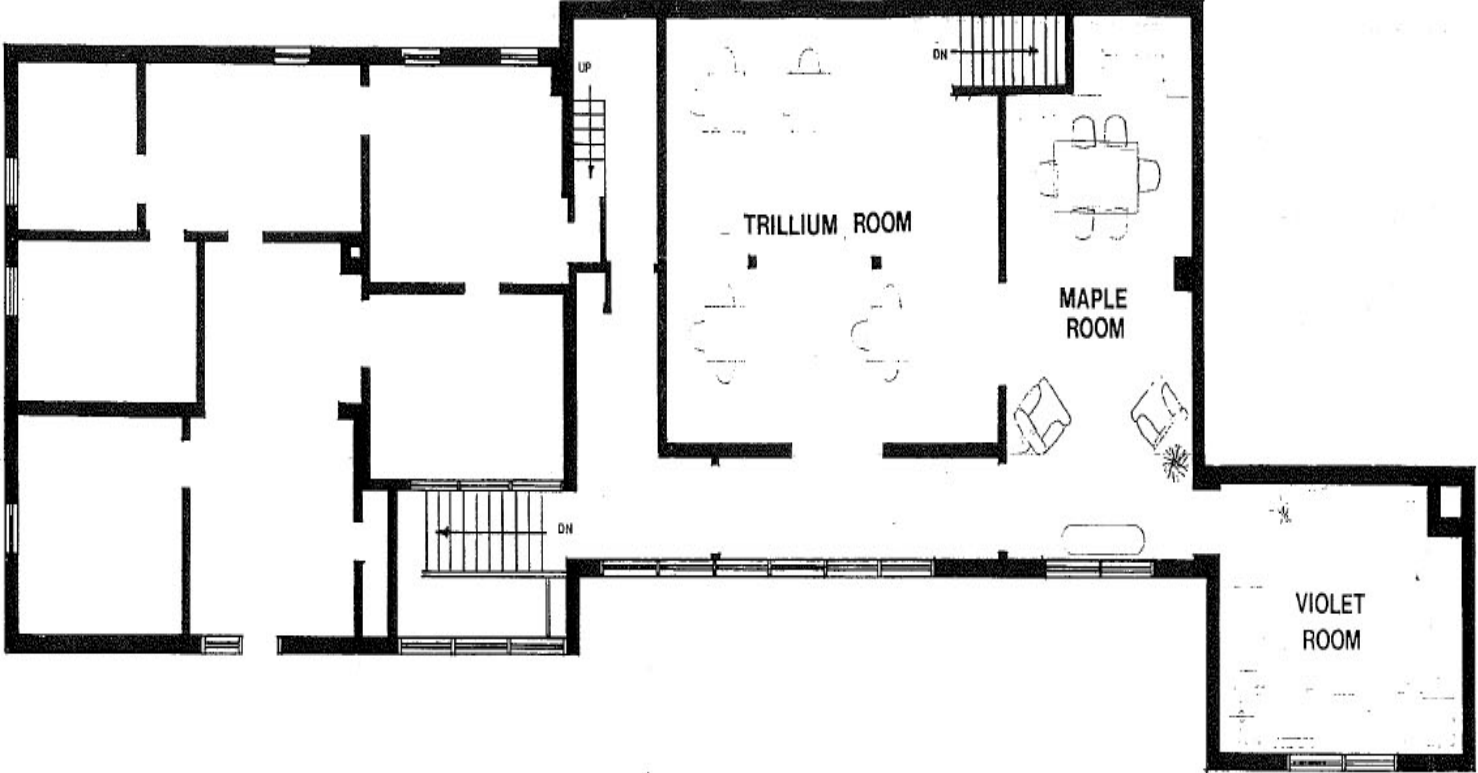
Floor Plan

First Floor

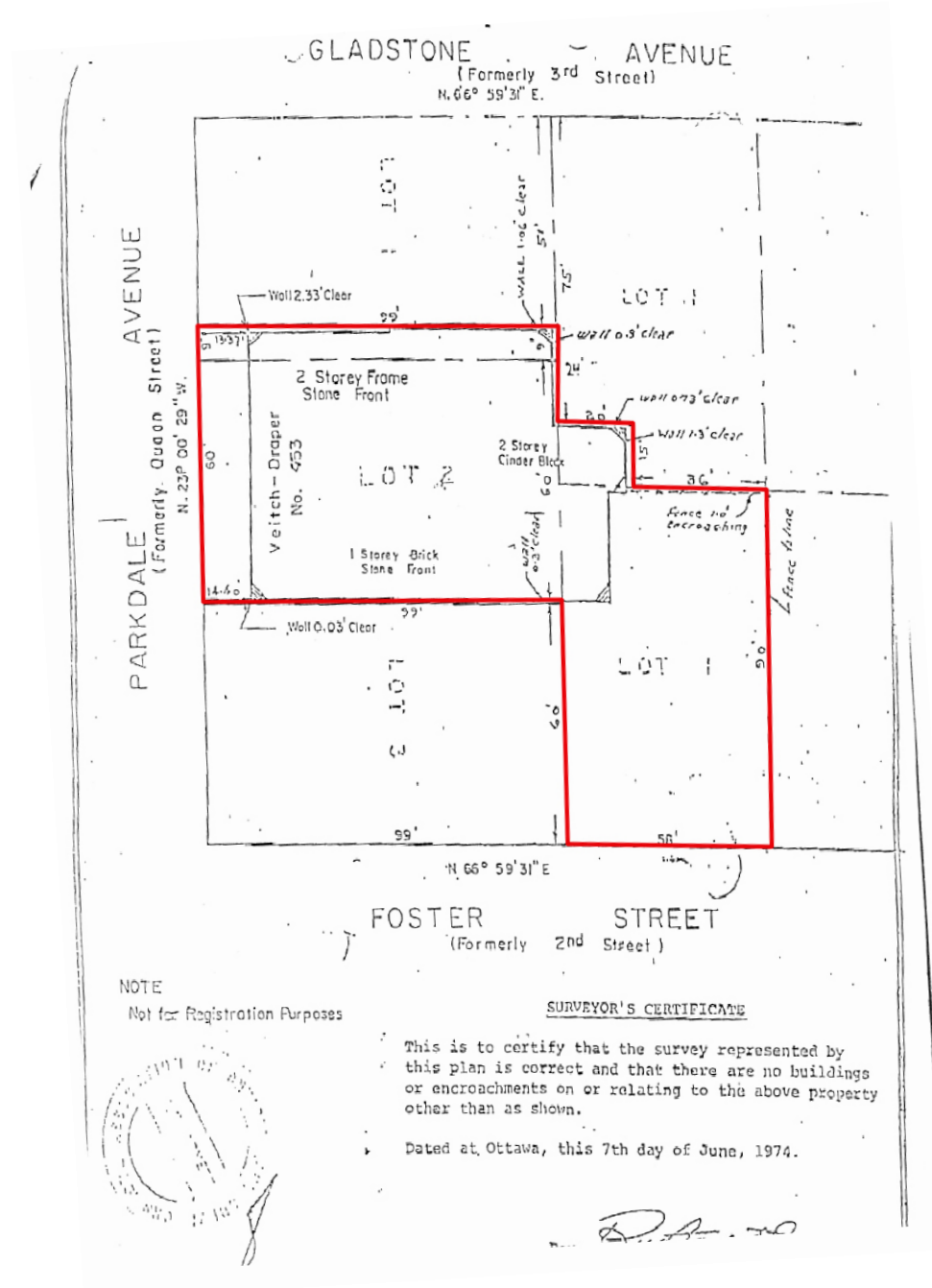


Floor Plan

Second Floor



Land Survey



Exterior Photos



Interior Photos



Interior Photos



Interior Photos



Interior Photos



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