

FOR SALE | 1325 RICHMOND ROAD

:: OTTAWA, ON



PROPERTY DETAILS

SITE AREA:	21,873 SF
BUILDING SIZE:	1,200 SF
LISTING PRICE:	\$650,000.00
TAXES:	\$11,364.31 (2011)
ZONING:	AM1 - Arterial Mainstreet
LOCATION:	North west corner of Richmond Road and Assaly Road

HIGHLIGHTS

- :: Former Shell site
- :: Existing building includes former convenience store and one service bay
- :: Directly across the street is Lincoln Fields Shopping Centre with Wal-Mart as major anchor with Metro and Pharma Plus
- :: Note that subject property will be sold with restrictive use covenants prohibiting the sale of petroleum products as well as the operation of an automatic car wash

CBRE LIMITED

REAL ESTATE BROKERAGE

T : 6 1 3 . 7 8 2 . 2 2 6 6

F : 6 1 3 . 7 8 2 . 2 2 9 6

ERIK FALARDEAU*

VICE PRESIDENT

6 1 3 . 7 8 8 . 3 7 9 1

ERIK.FALARDEAU@CBRE.COM

STEVEN WEISS

SALES REPRESENTATIVE

4 1 6 . 4 9 5 . 6 3 1 7

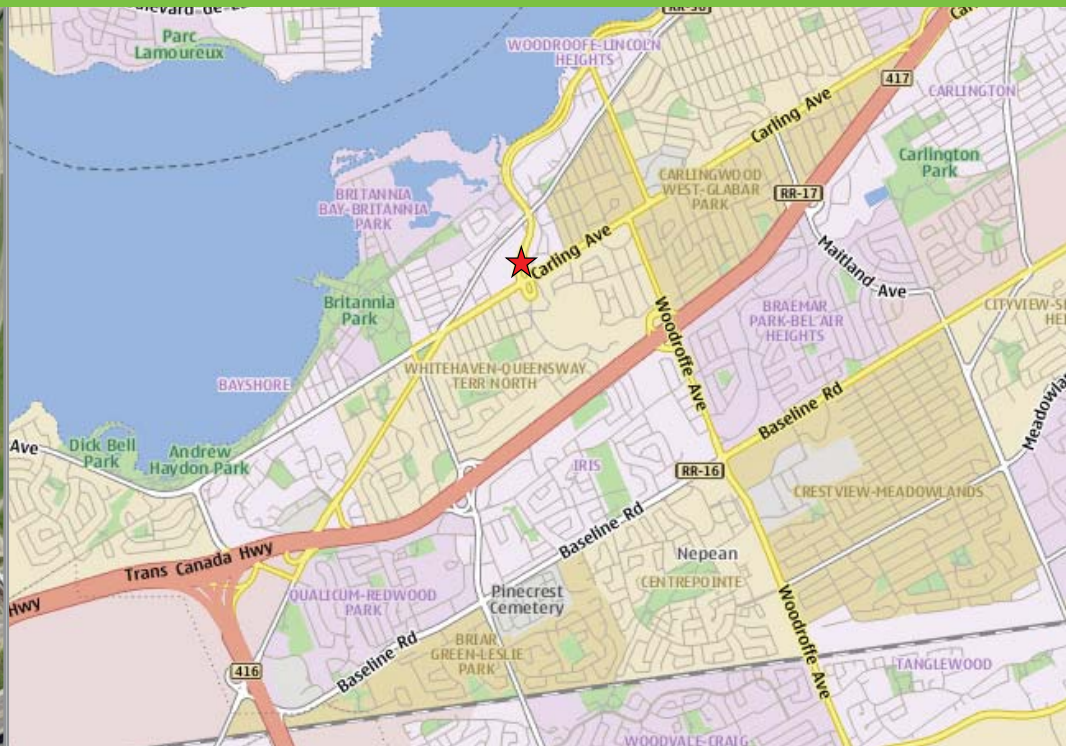
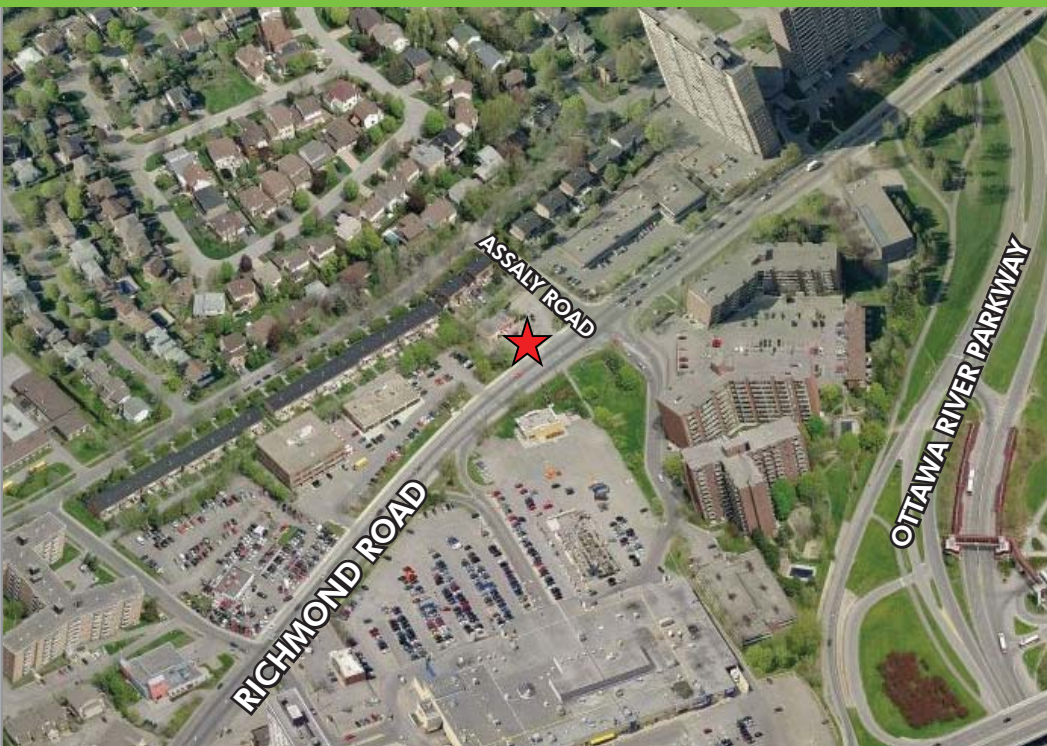
STEVEN.WEISS@CBRE.COM

*SALES REPRESENTATIVE

CBRE

FOR SALE | 1325 RICHMOND ROAD

:: OTTAWA, ON



ZONING: AM1- ARTERIAL MAINSTREET

The purpose of the AM – Arterial Mainstreet Zone is to:

(1) accommodate a broad range of uses including retail, service commercial, offices, and institutional uses in mixed-use buildings or side by side in separate buildings in areas designated Arterial Mainstreet in the Official Plan; and

- animal hospital
- bank machine
- day care
- medical facility
- restaurant
- place of worship
- automobile dealership
- catering establishment
- drive-through facility
- municipal service centre
- retail food store
- automobile rental establishment
- community health and resource centre
- emergency service
- office
- retail store
- bank
- convenience store
- instructional facility
- place of assembly
- service and repair shop