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

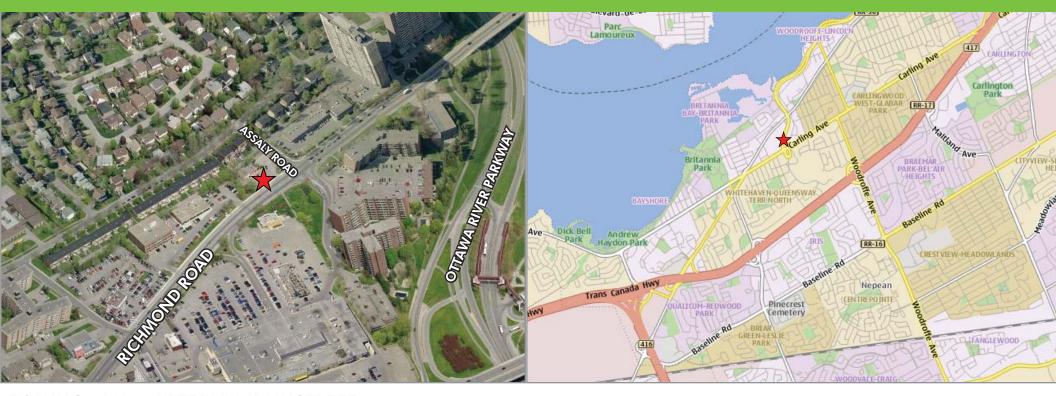
ERIK FALARDEAU* VICE PRESIDENT

ERIK.FALARDEAU@CBRE.COM



FOR SALE | 1325 RICHMOND ROAD

:: OTTAWA, ON



ZONING: AM1- ARTERIAL MAINSTREE'

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

CBRE Limited | Real Estate Brokerage | 333 Preston Street | 7th Floor | Ottawa, ON | K1S 5N4

2012 ©This disclaimer shall apply to CBRE Limited, Brokerage, and to all other divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE.

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

