

Approximately 4,746 SF of  
Office/Industrial Space

# FOR SALE

Unit 6 - 5459 Canotek Road, Ottawa



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**CDNGLOBAL**<sup>®</sup>  
Commercial Real Estate Advisors

# PROPERTY DETAILS



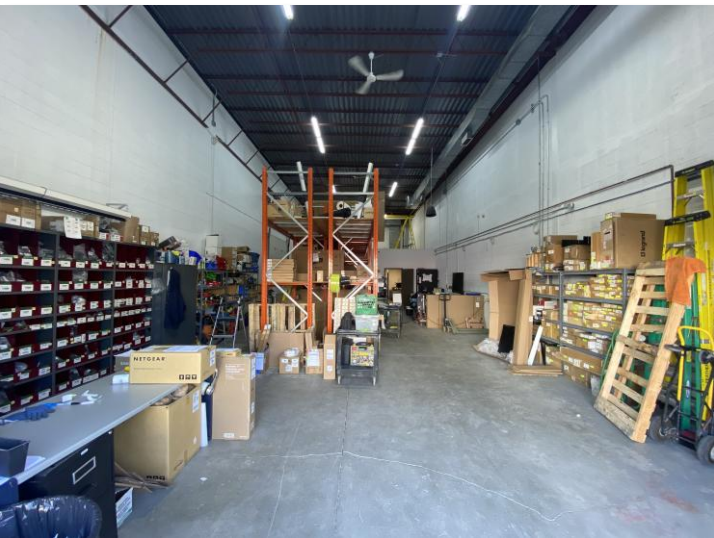
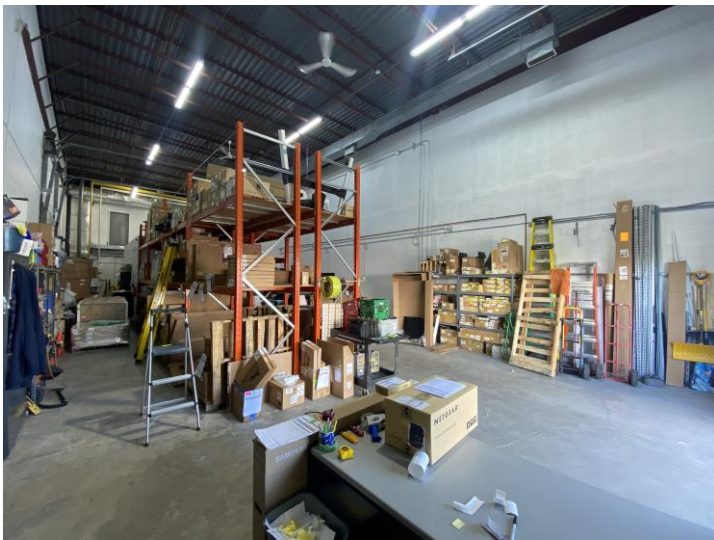
## THE OFFERING

CDN GLOBAL (OTTAWA) LTD. is pleased to present the opportunity to purchase Unit 6 at 5459 Canotek Road. This commercial condo is a versatile 4,746 square feet that features both office and industrial space. The office space, which is split over two floors, can be separated if the potential buyer is interested in generating income. The warehouse which boasts 20-foot clear ceilings also features two (2) large drive-in doors at the side and rear of the building.

## PROPERTY OVERVIEW

<b>Address</b>	Unit 6 - 5459 Canotek Road, Ottawa, Ontario, K1J 9M3
<b>Area</b>	4,746 SF
<b>Price</b>	\$1,550,000.00 (\$326.59 per square foot)
<b>Monthly Condo Fees</b>	\$2,216.60
<b>Property Tax (2025)</b>	\$13,949.29
<b>Parking</b>	6 parking spots included in the purchase price
<b>Zoning</b>	IL2H(14) – allows for a variety of commercial uses

# FEATURES



## Features:

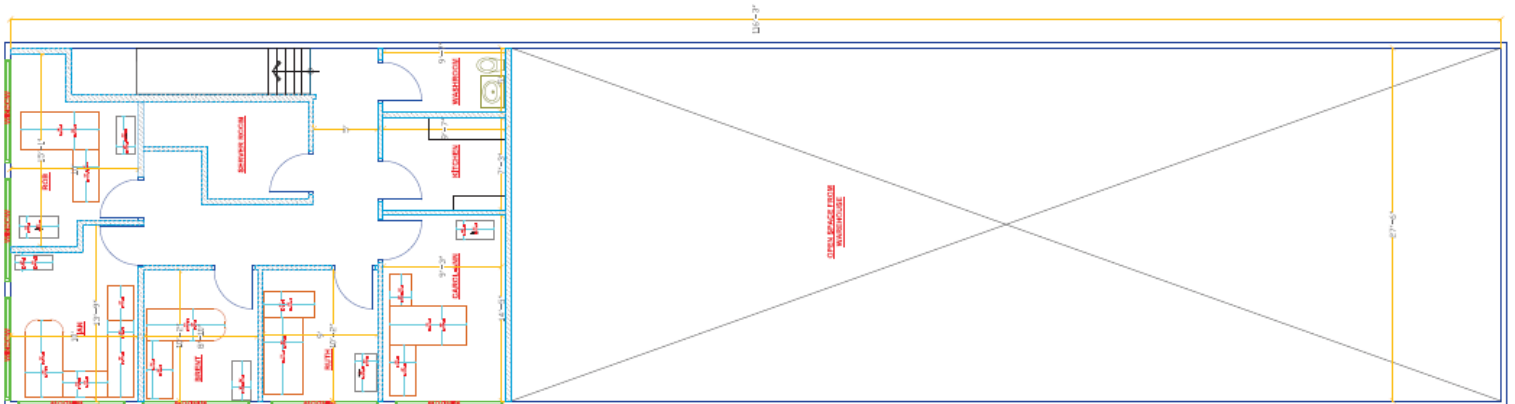
Reception area, open workspace, 17 offices, 1 boardroom, 1 kitchenette, server room, 3 washrooms.

# LOCATION

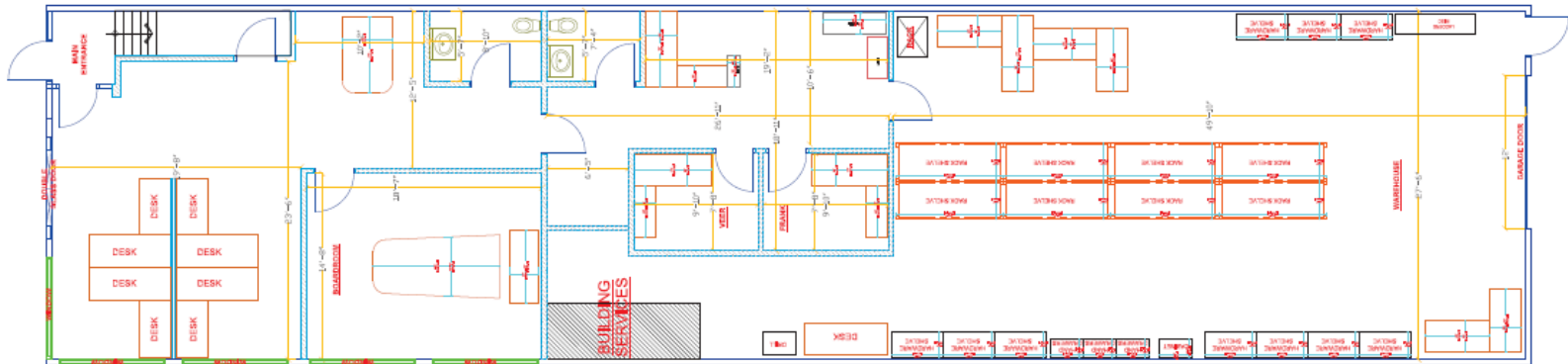
Situated in Ottawa's east end, 5459 Canotek Road is ideally located within the established Canotek Industrial Park, just minutes from Highway 417 for quick access to downtown, the east-end suburbs, and the greater National Capital Region. The area is well-connected by public transit and close to major commercial hubs, making it a strategic location for businesses seeking convenience and accessibility.



# FLOOR PLANS



FIRST FLOOR LAYOUT



GROUND FLOOR LAYOUT

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