



**REAL ESTATE  
BROKERAGE**

**COMMERCIAL  
REAL ESTATE**



# OTTAWA JULY 2017

**AVAILABILITY LIST**

Retail Space  
Office Space  
Industrial Space  
Land  
Multi-Family

**CLV REALTY CORPORATION**  
Brokerage, Independently Owned and Operated

485 Bank Street, Suite 200  
Ottawa, ON K2P 1Z2

**613-728-2000**  
[www.clvrealty.com](http://www.clvrealty.com)

Information provided regarding this property is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof.

Property	Address	Type	Area (SQ FT)	\$\$ (PSF)	Additional Rents (PSF)	MLS	Agent	Flyer
<b>OFFICE FOR LEASE</b>								
	2555 St. Joseph Blvd	Office	#402 - 1,595 sq.ft. #403 - 1,142 sq.ft. #406 - 2,510 sq. ft.  #202 - <b>LEASED</b>	\$12.00 Net	\$17.81 Parking negotiable Visitor Parking \$2.00 for 90 mins - max time \$4.00 for the day	Exclusive	<a href="#">Cheryl Kardish-Levitan</a> 613-604-0608	<a href="#">Flyer</a>
	261 Montreal Road	Office	Several suites available from 398 to 3,734 sq. ft.  Unit 102 - <b>LEASED</b>	\$8.00 Net	\$12.00	1018160	<a href="#">Michael Simon</a> 613-604-0609	<a href="#">Flyer</a>
	1673 Carling Avenue	Office	Suite 202 700 sq.ft.	\$22.00 Gross	Included	1049380	<a href="#">Cheryl Kardish-Levitan</a> 613-604-0608  <a href="#">Michael Simon</a> 613-604-0609	<a href="#">Flyer</a>
	1663.5 Carling Avenue	Retail	1,125 sq.ft.	\$19.00 Net	\$14.50	1013156	<a href="#">Cheryl Kardish-Levitan</a> 613-604-0608  <a href="#">Michael Simon</a> 613-604-0609	<a href="#">Flyer</a>
	666 Kirkwood Ave Suite 301	Office	2,152 sq. ft.	\$13.00 Net	\$15.50 Utilities and cleaning included	981106	<a href="#">Michael Simon</a> 613-604-0609	<a href="#">Flyer</a>
	<b>LEASED</b>	Office	400 sq. ft.	\$800 per month <b>GROSS!</b>	Utilities included	1040156	<a href="#">Michael Simon</a> 613-604-0609	<a href="#">Flyer</a>
	<b>LEASED</b>	Office	790 sq. ft. Funky Third floor office space!	25.00 per square foot gross		Exclusive	<a href="#">Cheryl Kardish-Levitan</a> 613-604-0608	<a href="#">Flyer</a>

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	150 Laurier Avenue Suite 500	Office	7,348 sq. ft. Whole floor, can be sub-divided. Top Floor, name on Building!	\$15.00 Net	\$13.00	1045196	<a href="#">Cheryl Kardish-Levitan</a> 613-604-0608	<a href="#">Flyer</a>
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RETAIL FOR LEASE								
	<b>LEASED</b>	Retail	Suite 90C - 1,316 sq.ft.	\$22.00 Net <b>Negotiable</b>	\$13.69	1013707	<a href="#">Cheryl Kardish-Levitan</a> 613-604-0608	<a href="#">Flyer</a>
	160 Bay Street Excellent Restaurant Opportunity!	Retail	5,271 sq.ft.	\$25.00 Net	\$9.00	1028370	<a href="#">Cheryl Kardish-Levitan</a> 613-604-0608	<a href="#">Flyer</a>
	1650 Queensdale Avenue Blossom Park Plaza	Retail/ Office	2 units - From 4,396 - 8,792 sq.ft. <b>Potential Pad Opportunity</b> <b>17,000 sq.ft. - \$35.00 net.</b>	\$16.00 Net with escalations	\$5.43	1027437	<a href="#">Cheryl Kardish-Levitan</a> 613-604-0608	<a href="#">Flyer</a>
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INDUSTRIAL FOR LEASE								
	3155 Carp Road, Building B	Industrial	9,088 sq.ft. - Entire Building 4,544 sq.ft. - Half Building	\$13.50 Net	\$4.75	983097	<a href="#">Michael Simon</a> 613-604-0609	<a href="#">Flyer</a>
LAND FOR LEASE								
	New Hunt Club / 417 Interchange	Land	3+ Acres to be developed	<b>BUILD TO SUIT OR LAND LEASE</b>	Commercial	Exclusive	<a href="#">Mike Kelly</a> 613-724-9515	<a href="#">Flyer</a>
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Property	Address	AREA	\$\$	Zoning/ Type	MLS	Agent	Flyer
<b>MULTI-FAMILY</b> FOR SALE							
	805 Maplewood Ave., Ottawa	TRIPLEX to be Built	\$1,175,000	Multi-Family, R4F	Exclusive	<a href="#">Dave McGahan</a> 613-604-0610	<a href="#">Flyer</a>
	289 Cyr Avenue, Ottawa	48.00 x 56.00	\$474,900	TM3	1049417	<a href="#">Dave McGahan</a> 613-604-0610	<a href="#">Flyer</a>
	1230-1240 Emperor Avenue, Ottawa	87.30 x 100.00	\$2,295,000	R4N[826]	1036024	<a href="#">Dave McGahan</a> 613-604-0610	<a href="#">Flyer</a>
 <b>COND/SOLD</b>	333 & 375 Joseph Street, Carleton Place	36 units	\$3,200,000	Multi-Family	1062381	<a href="#">Dave McGahan</a> 613-604-0610	<a href="#">Flyer</a>
 <b>NEW LISTING</b>	328 Mcleod St, Ottawa	39.67 x 73.55	\$1,195,000	GM1 [62] F(2)	1066595	<a href="#">Dave McGahan</a> 613-604-0610	<a href="#">Flyer</a>
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Property	Address	AREA	\$\$	Zoning/ Type	MLS	Agent	Flyer
 <b>SOLD</b>	<b>SOLD</b>	60' x 0.0' (unknown)	\$950,000	C2 - Mixed Use Downtown Commercial	1044065	<a href="#">Dave McGahan</a> 613-604-0610	<a href="#">Flyer</a>
 <b>SOLD</b>	<b>SOLD</b>	49.7' x 137.0'	\$975,000	C2 - Mixed Use Downtown Commercial	1044068	<a href="#">Dave McGahan</a> 613-604-0610	<a href="#">Flyer</a>
<b>COMMERCIAL FOR SALE</b>							
	1947 Bank Street, Ottawa,	Building area - 4,635 sq.ft. plus basement, Site Area 15,021 sq.ft.	<b>NEW PRICE!</b> \$1,850,000	AM1 (1913)	1031655	<a href="#">Michael Simon</a> 613-604-0609 <a href="#">Cheryl Kardish-levitan</a> 613-604-0608	<a href="#">Flyer</a>
 <b>COND/SOLD</b>	6131-6133 Perth St., Richmond  Two Buildings	0.63 Acres	\$875,000	VM8 - Village Mixed	1056094	<a href="#">Michael Simon</a> 613-604-0609 <a href="#">Dave McGahan</a> 613-604-0610	<a href="#">Flyer</a>
 <b>COND/SOLD</b>	6133 Perth St., Richmond  Duplex + Workshop!	20,072 sq.ft. site area	\$559,000	VM8 - Village Mixed	Res - 1056240 ICI - 1056097	<a href="#">Michael Simon</a> 613-604-0609 <a href="#">Dave McGahan</a> 613-604-0610	<a href="#">Flyer</a>
	12 Elgin Street West, Arnprior	4,000 sq.ft. apx.	<b>NEW PRICE!</b> \$199,000	Two-storey Retail	1027294	<a href="#">Cheryl Kardish-levitan</a> 613-604-0608	<a href="#">Flyer</a>

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	Edward St Prescott	62.46 Acres Vacant Land	\$599,000	Commercial and Rural	1045169	<a href="#">Michael Simon</a> 613-604-0609 <a href="#">Dave McGahan</a> 613-604-0610	<a href="#">Flyer</a>
	1-2 Concession Road, Finch	95.98 Acres Vacant Land	\$1,200,000	AG - Agriculture	1066095	<a href="#">Michael Simon</a> 613-604-0609	<a href="#">Flyer</a>
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# REAL ESTATE BROKERAGE

# COMMERCIAL REAL ESTATE

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