



**REAL ESTATE
BROKERAGE**

**430 GLADSTONE AVE.,
OTTAWA, ON**

FOR SALE

ASKING \$975,000



EXCLUSIVE LISTING AGENTS

MICHAEL SIMON

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CHERYL KARDISH-LEVITAN

Broker
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REAL ESTATE BROKERAGE

430 Gladstone Ave., Ottawa, ON

SUMMARY

Asking Price:	\$975,000	Retail:	2,700 sq. ft.
Land Size:	40.26ft x 76.65ft	Property Taxes (2019):	\$13,604
Building:	4,070 sq. ft.	Zoning:	TM14 (H)17
Office:	1,370 sq. ft.	Year Built:	1900

DESCRIPTION

This unique 1 1/2 storey solid commercial building is in a prime location with close highway access, great exposure and pedestrian traffic. The ground floor has high quality finishes with large open areas. The second floor has a studio space with high ceilings, loft area and separate entrance. This unique second floor space could be used for an apartment or funky office space



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CLV REALTY CORPORATION

Independently Owned and Operated Brokerage

200 - 485 Bank Street, Ottawa ON K2P 1Z2

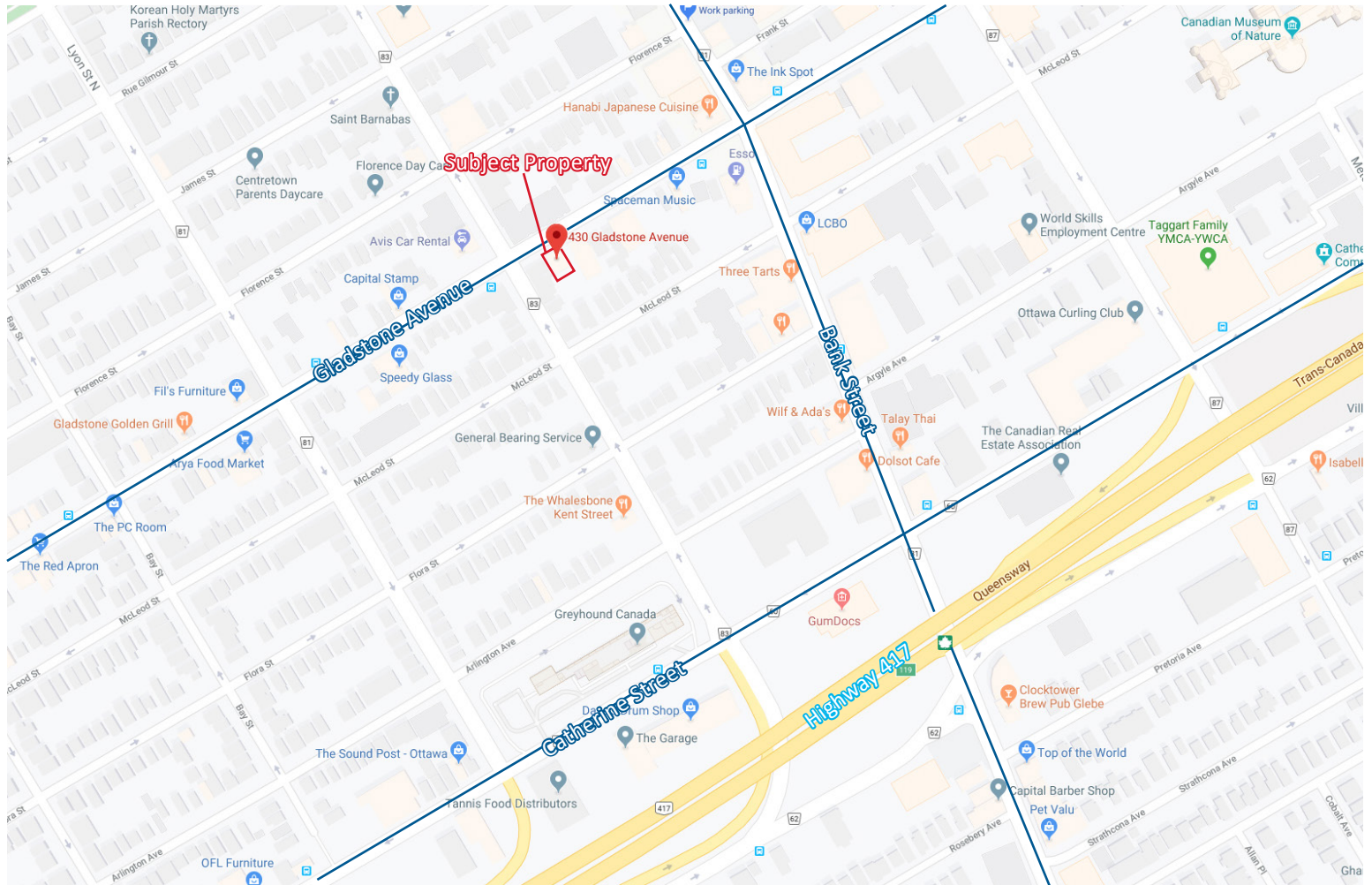
613-728-2000 | www.clvrealty.com



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LOCATION



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