

# For Sale

# 867

# St. Laurent Blvd

*Ottawa, Ontario*

**FREE-STANDING OFFICE BUILDING IN OTTAWA'S EAST END**



# The Offering

CBRE Limited is pleased to act as the exclusive advisor, and offer for sale, on behalf of the Owner, the property municipally known as 867 St. Laurent Boulevard, Ottawa, Ontario (the “Property”).

Nestled along the main arterial road of St. Laurent Boulevard in Ottawa, the Property is an attractive opportunity for a owner-user or investment. The building is two-storeys and is 6,912 square feet with 16 exterior parking stalls. The space is improved with reception area, several enclosed offices of various sizes, board room, washrooms, kitchenette, storage and two stairwells. A new roof has recently been installed on the Property (2025).

This building is ideal for professional services, non-profit organizations and embassy type uses. The Property is located in a great location near many amenities, public transit and convenient parking.

## PROPERTY DETAILS

<b>Address:</b>	<b>867 St. Laurent Boulevard, Ottawa, ON K1K 2T4</b>
<b>Legal Description:</b>	PART LOT 15 PLAN 26 SAVE AND EXCEPT PART 1 PLAN 4R14487, CITY OF OTTAWA.
<b>PIN:</b>	042660092
<b>Total Building Size:</b>	<b>6,912 SF</b> Ground Floor: 3,138 SF Second Floor: 3,774 SF
<b>Land Area:</b>	0.30 Acres
<b>Zoning:</b>	AM 10 - Aerial Mainstreet
<b>Property Taxes:</b>	\$12,387.29 (2025)
<b>Year Built</b>	1999
<b>Current Occupancy</b>	Occupied by Congress of Aboriginal Peoples   Vacant possession available

**SALE PRICE: \$2,650,000**



## Investment/ Owner Occupier Opportunity

The property is ideally suited for either an owner-occupier or as an investment opportunity. Located just off St. Laurent Boulevard, it spans two stories and has proven to be very cost-effective for its tenants. The property’s value has appreciated year over year and has been occupied for the past five years, demonstrating its potential as a lucrative investment.

## Amenities Rich

The Property is close to many nearby amenities that include, Decathlon, Winners, Staples, McDonalds, Subway, Tim Hortons, Giant Tiger, Adonis, Food Basics, Dollar Tree, Party City, LCBO, Global Pet Foods, & more.



## Location, Location, Location

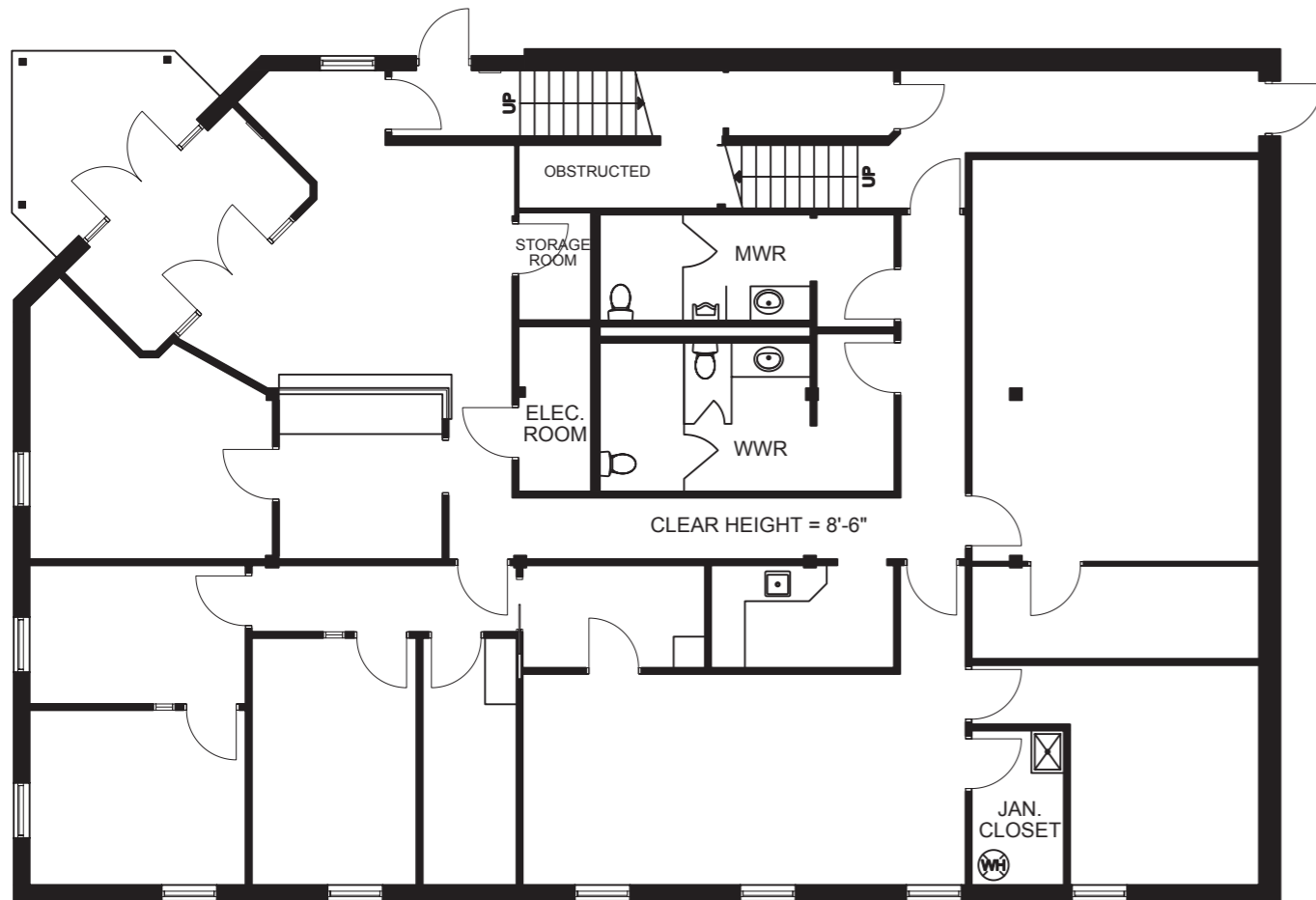
St. Laurent Boulevard is an exceptionally well-located and well-serviced arterial road. It is just minutes north of the 417, allowing for an easy commute and avoiding the heavy traffic of Ottawa’s central business district. Additionally, it is within convenient walking distance to various retailers, providing quick access to amenities.

# Property Floor Plans

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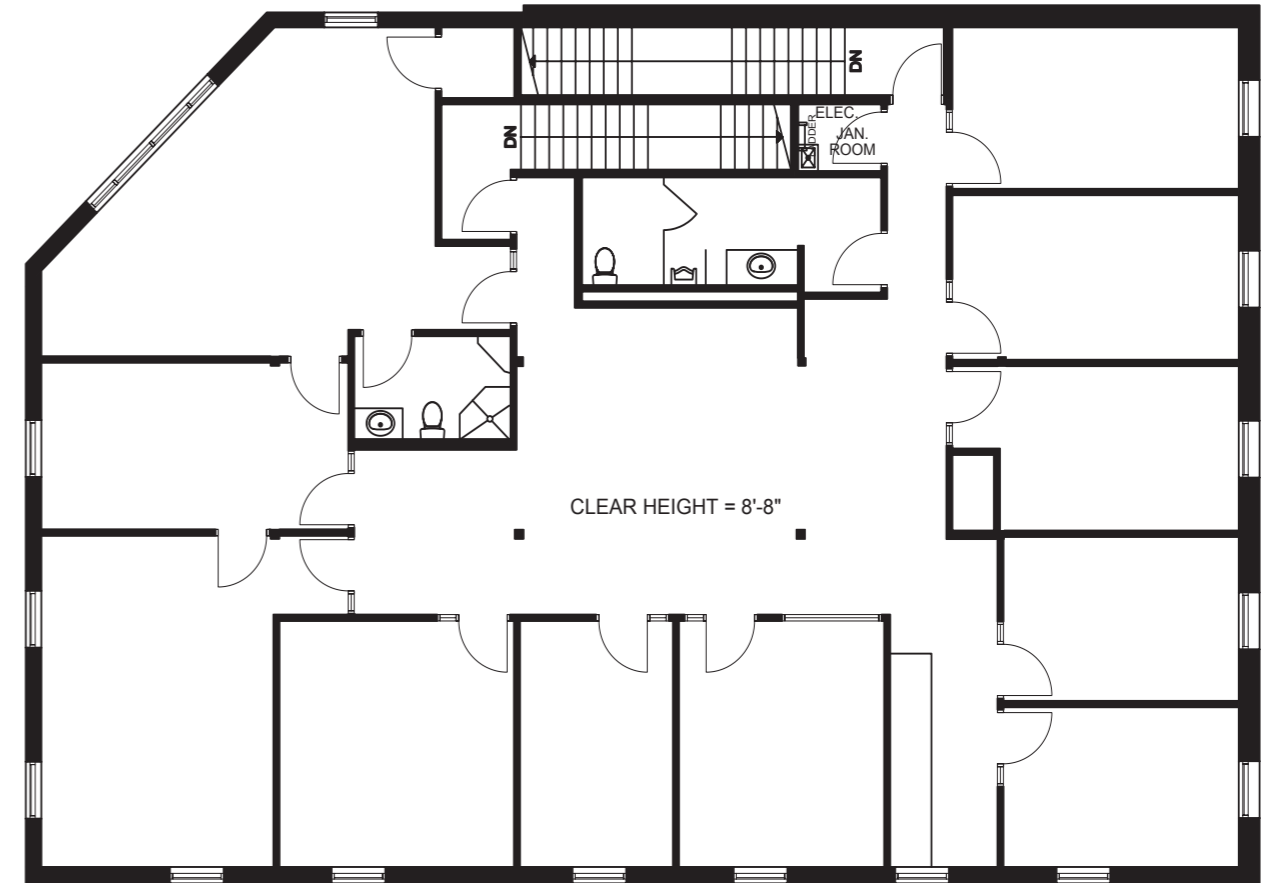
## Ground Floor

**3,138 SF**



## Second Floor

**3,774 SF**

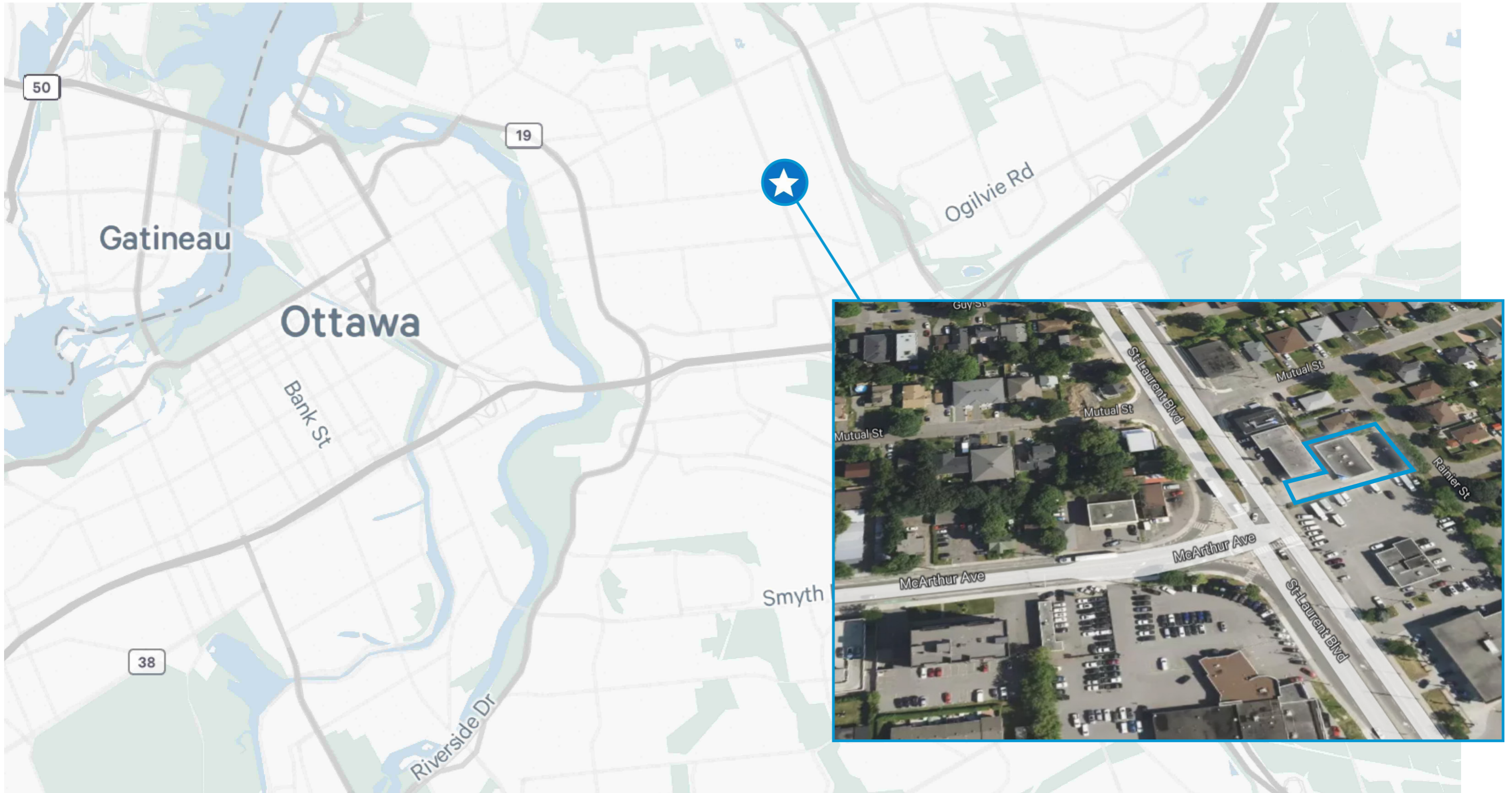


# Property Photos

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# Property Location





# For Sale

**CBRE**

# 867 St. Laurent Boulevard

**FOR MORE INFORMATION, PLEASE CONTACT:**

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