

Price Adjustment
— \$2,350,000 —

For Sale

**420 McArthur Avenue
Ottawa, Ontario**

Free-Standing Office Building

Sale Conducted through Court-Appointed Receiver

Lennard:



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420 McArthur Avenue

Lennard Commercial Realty, Brokerage (the “Advisor”) has been retained by Raymond Chabot Inc. in its capacity as court-appointed receiver, to facilitate the sale of the property located at 420 McArthur Avenue in the east end of Ottawa, Ontario. The property is being offered for sale on an “as-is, where is” basis.

The 12,734 square parcel houses a one-storey office building and includes a small warehouse/shop area. The building is approximately 6,000 SF in size. The building benefits from modern high-end finishes and is in very good condition.

The layout of the building includes a front entry, reception, front open office space, as well as an employee kitchen, boardroom, several private offices and office work areas. The office has been renovated in recent years with new interior flooring, modern walls and ceiling finishes, updated kitchen, washrooms and new LED lighting.

The property has front, side and rear paved parking surfaces that can accommodate up to 14 vehicles. Access to the back of the property is through gated front/side entry which is also fenced and with outdoor lighting.

Zoning for the property is MS1 – Mainstreet Zone 1 which allows a variety of commercial uses and residential uses. The building would be suitable for a wide variety of other commercial uses as lowed under this zoning classification.

Characteristics of this building is such that it would be ideal as an owner-occupier property.

The property is very well located near the busy intersection of McArthur Road and St. Laurent Boulevard in Ottawa’s Overbrook neighborhood, is very well serviced by transit and is minutes away from Highway 417, Ottawa’s main thoroughfare.

Key Highlights

- Great opportunity to purchase a highly visible free-standing office building in a high traffic area
- Located in the east urban area of Ottawa minutes away from Highway 417
- The Sale is being conducted through a “Court-Appointed Receiver”
- The building has undergone significant renovations to modern standards
- Office space is reflective of current work trends
- 14 paved parking spaces
- Urban setting
- Surrounded by an abundance of public amenities such parks, shopping, schools and restaurants
- Zoning allows for several uses

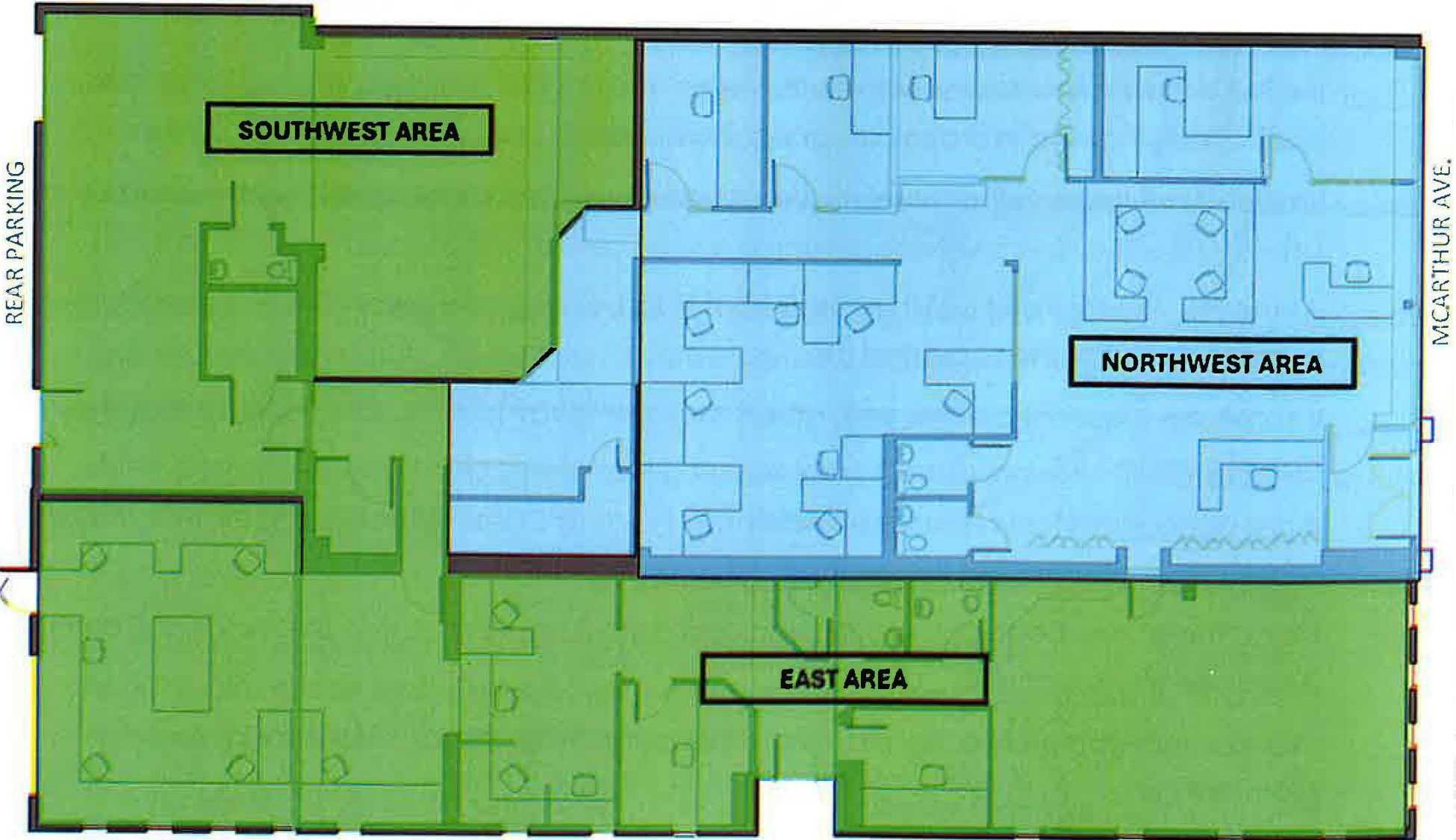


Property Overview

| | |
|-------------------|--|
| Civic Address | 420 McArthur Avenue, Ottawa Ontario |
| PIN | 042460073 |
| Legal Description | PT LT G, PL 131 , AS IN NS232958 ; OTTAWA/GLOUCESTER |
| Site Area | 0.292 Acres |
| Year Built | 1961 (Extensively renovated) |
| Zoning | MS1 – Mainstreet Zone 1 |
| Sale Price | \$2,450,000 (\$400/sf) \$2,350,000 (\$391/sf) Contact listing agent for process details. |



Floor Plan

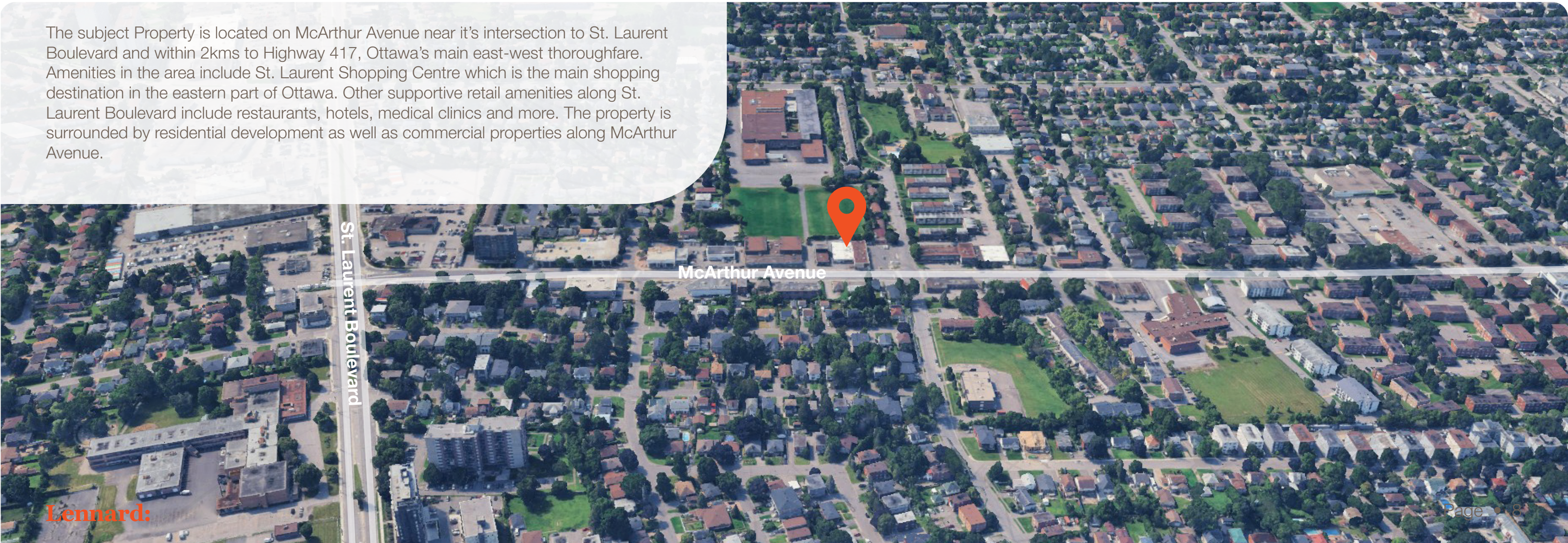


Gallery

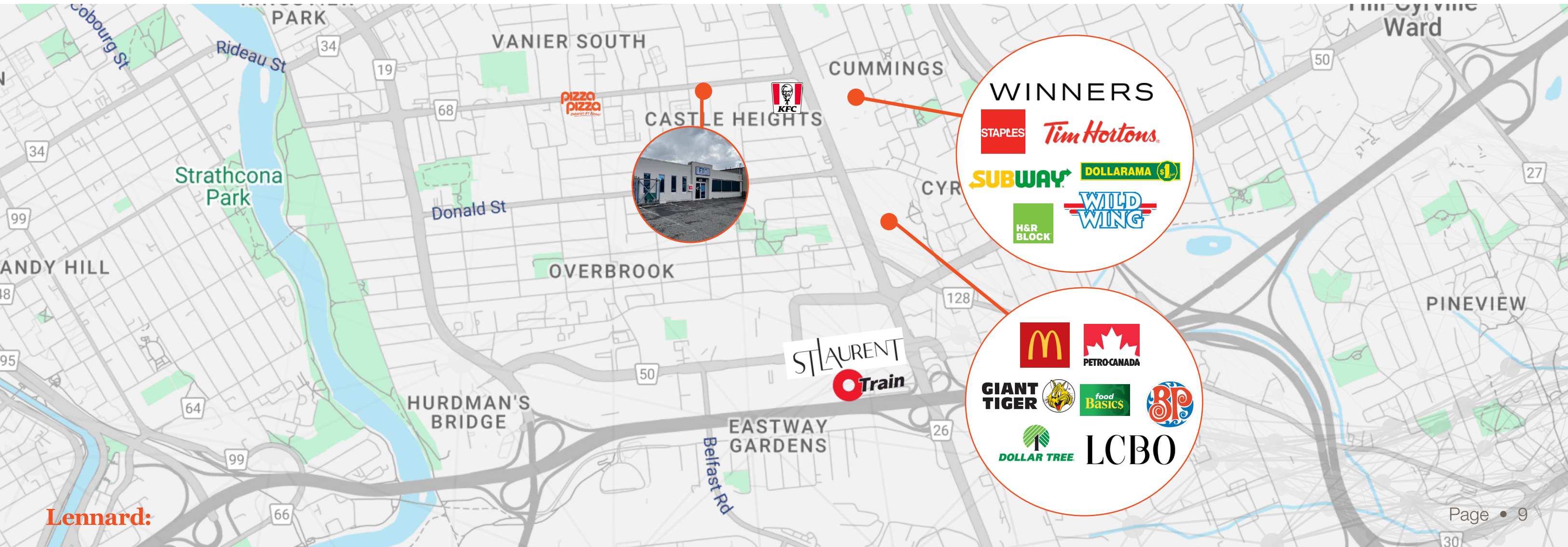


Location

The subject Property is located on McArthur Avenue near its intersection to St. Laurent Boulevard and within 2kms to Highway 417, Ottawa's main east-west thoroughfare. Amenities in the area include St. Laurent Shopping Centre which is the main shopping destination in the eastern part of Ottawa. Other supportive retail amenities along St. Laurent Boulevard include restaurants, hotels, medical clinics and more. The property is surrounded by residential development as well as commercial properties along McArthur Avenue.

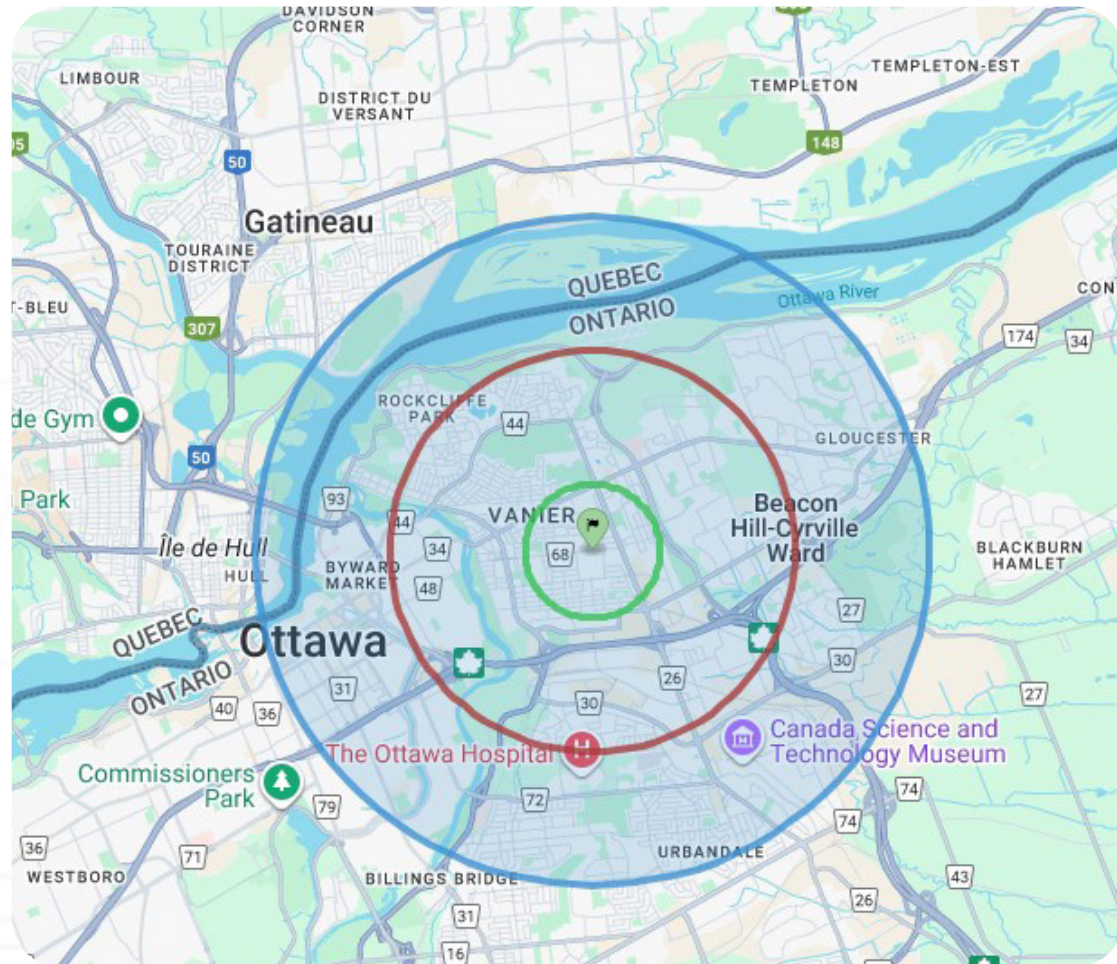


Amenities

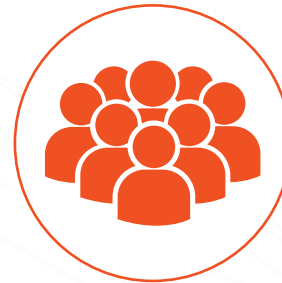


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Neighborhood and Demographics



420 McArthur Avenue is located in Ottawa's Rideau-Rockcliffe Ward, specifically in the Overbrook neighborhood.



Total Population

1 KM: 16,168
3 KM: 92,002
5 KM: 199,662



Average Age

1 KM: 40
3 KM: 42
5 KM: 41



Average Household Income

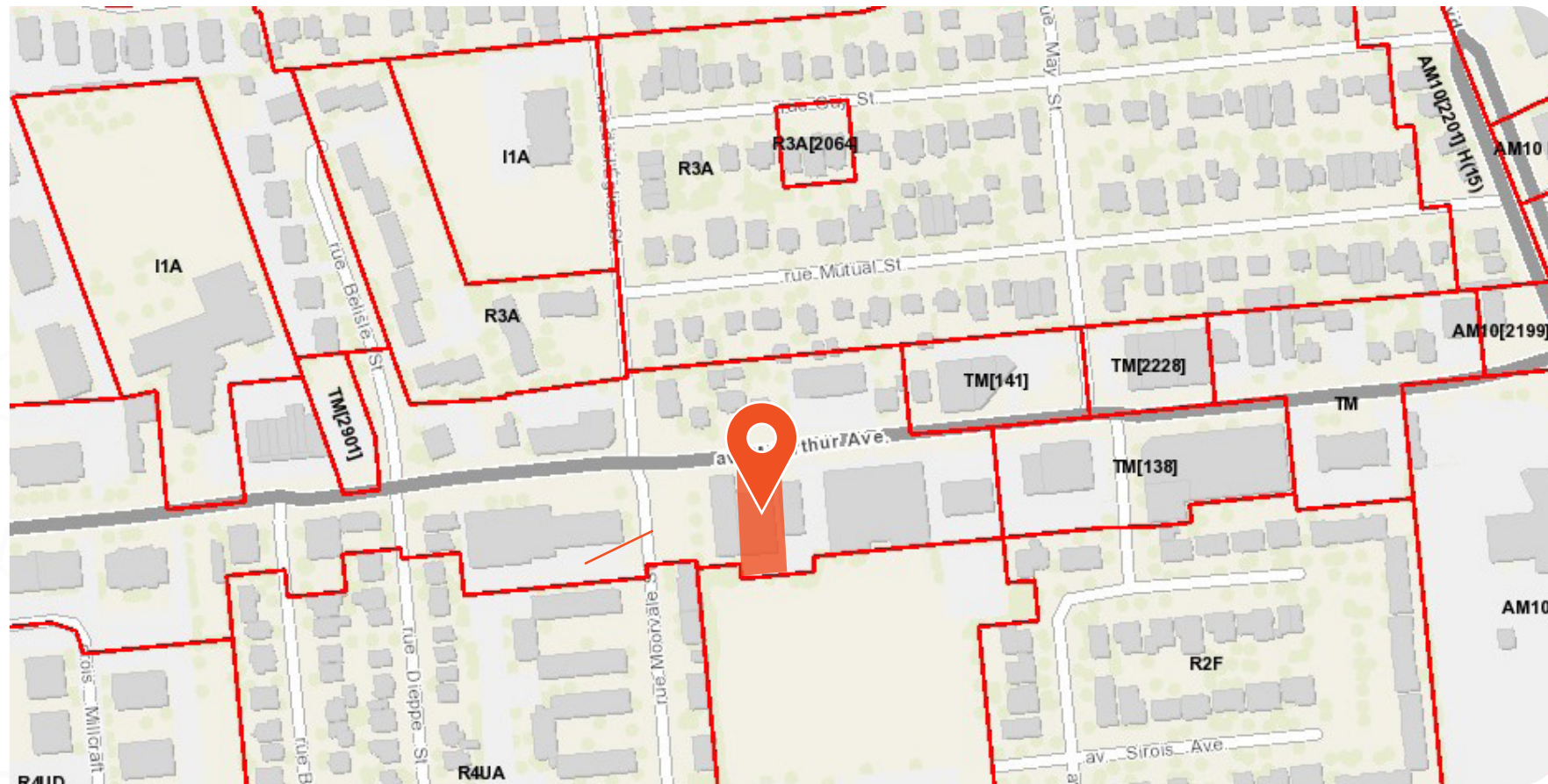
1 KM: \$ 71,449
3 KM: \$ 91,308
5 KM: \$ 105,888



Highway Access

1.9 KM: Highway 416
3 KM: Highway 417
5 KM: Highway 174

Property Zoning



The site is currently zoned as MS1- Mainstreet Zone 1. The current zoning allows for a variety of commercial uses and residential uses. The property's current office use are permitted and appear to be legal and confirming.

Offering Process

Dataroom Information

Once having completed a Confidentiality Agreement “CA”, interested parties will have access to the necessary technical information and documentation in support to analyze the due diligence information.

Please contact listing agent to Receive CA

Offer Form and Submission

Based on information contained in this marketing package, the electronic dataroom and any other due diligence, prospective purchasers are invited to submit their offers on The “Asset Purchase Agreement” (available in dataroom)

Offer Process

Offers will be considered as submitted.

Once an offer has been accepted and any conditions waived, the Receiver will then present the offer to the courts for its acceptance and closing to be completed once court has approved the sale.

Agency Disclosure

All brokerages representing prospective purchasers will be required to identify their clients and have them complete the CA to gain access to the Dataroom. The advisor retains the right to preclude cooperation with brokerages representing clients with whom communication has already been initiated.

Contact for more information:



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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage .