

# FOR SALE

1994 ST JOSEPH BLVD.

Ottawa, ON K1C 1E4



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### OFFERING SUMMARY

<b>Sale Price:</b>	\$1,250,000.00
<b>Building Size:</b>	8,000 SF
<b>Lot Size:</b>	15,618 SF
<b>Property Taxes:</b>	\$16,977.00 (2025)

### PROPERTY OVERVIEW

Site plan approved and building permit ready site. Zoned AM3, opportunity to build a 2-storey, 8,000 sq ft commercial retail and office just off the corner of Jeanne d'Arc and St. Joseph Blvd. in the heart of Orleans. A great opportunity for investment or owner use build just minutes from HWY 174 and steps from transit, retail, and services, this site benefits from high visibility and high traffic surrounded by business staples for the community of Orleans.

### PROPERTY HIGHLIGHTS

- AM3 Zoning
- Close proximity to many amenities
- Close to HWY 174

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Additional Photos



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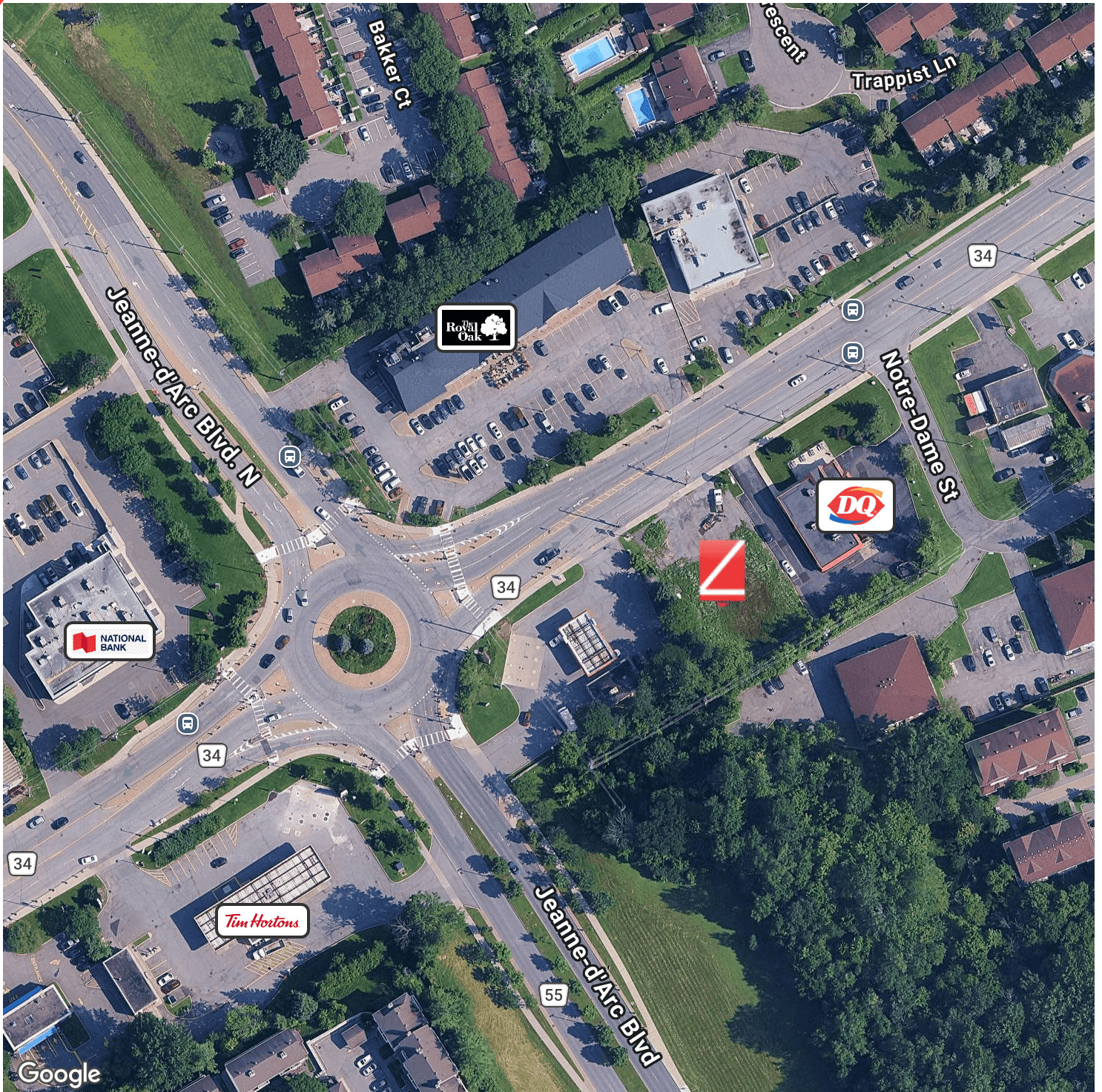
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Retailer Map



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