

FOR SALE
635 Nelson St
Pembroke, ON



SYNERCAPITAL
Investment Realty, Brokerage & Asset Management

Establish your business in a highly functional commercial facility designed to support growth, operational efficiency, and long-term success.

Located in one of Pembroke's established commercial districts, this professionally maintained 6,000-square-foot commercial building offers an exceptional combination of customer-facing showroom space, warehouse functionality, and modern building systems. With approximately 2,000 square feet of open showroom space, flexible work areas, and numerous recent capital improvements, the property is well suited for businesses seeking a turnkey location with minimal startup costs.

Recent investments—including new rooftop HVAC units, roof improvements backed by a 10-year warranty, upgraded LED lighting, transport-grade paved parking, and enhanced insulation—provide tenants with a comfortable, energy-efficient environment that supports day-to-day operations while reducing future maintenance concerns.

Whether you operate in retail, construction, distribution, automotive services, wholesale, healthcare, professional services, or light industrial sectors, this property offers the flexibility and infrastructure to help your business thrive.

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BROKER: Kwesi Bourne

PHONE: 613-883-3366

EMAIL: kbourne@klbinvesting.ca

WEBSITE: www.klbinvesting.ca



BUILDING SIZE

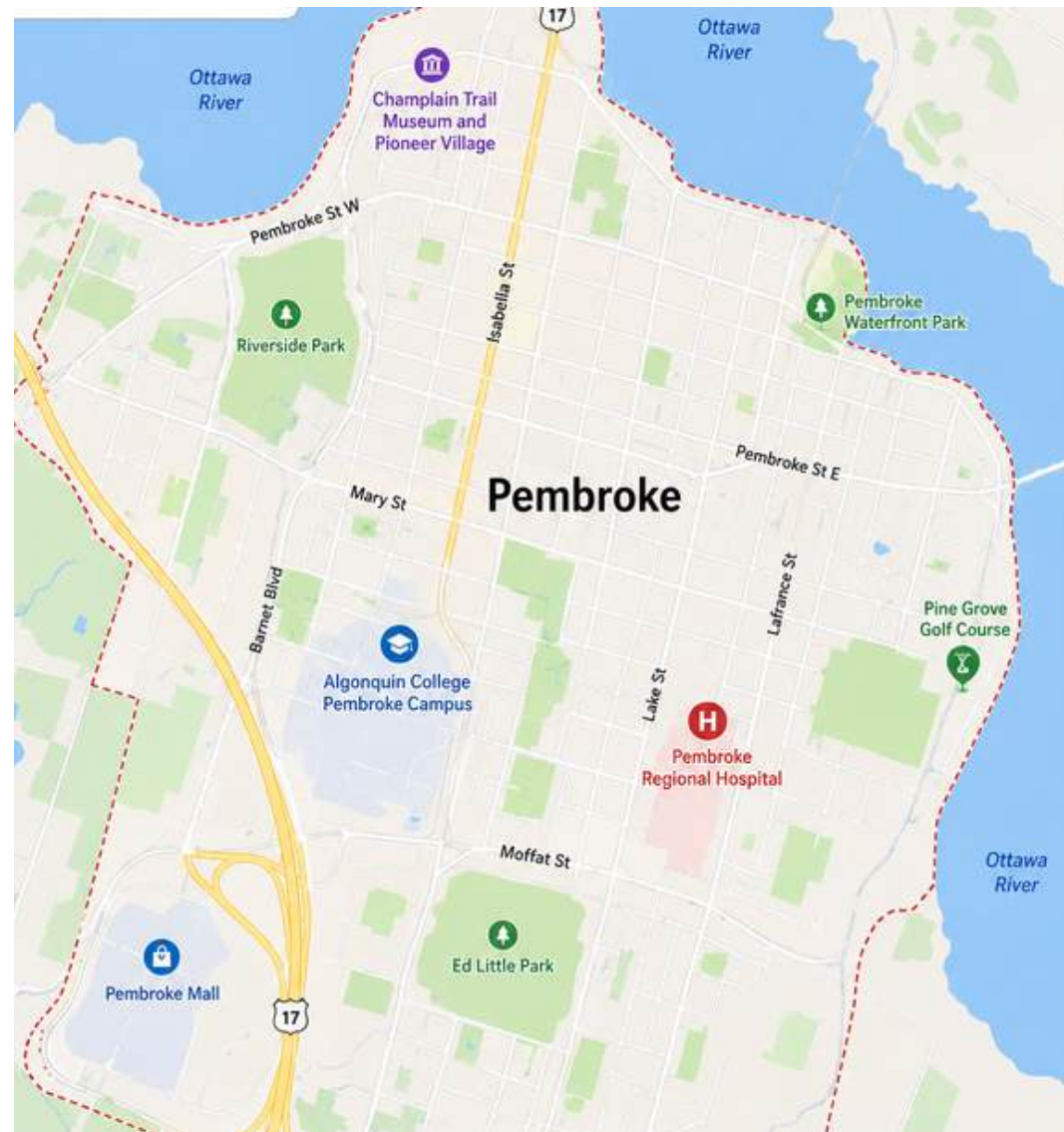
- Approximately 6,000 Square Feet
- Flexible commercial layout
- Showroom
- Warehouse
- Service area
- Storage space

FRONT AREA

- Approximately 2,000 SF showroom
- Open customer reception area
- Bright retail/display space
- Professional appearance
- 7' x 7' overhead door

REAR AREA

- Warehouse/service area
- 7' x 8' overhead door
- Excellent loading access
- Flexible work area
- Separate electrical panels



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IMPROVEMENT	YEAR
Two Rooftop HVAC Units	2024
Roof Repair with 10-Year Warranty	2024
Commercial Parking Lot Repaved	2024
Washroom Renovation	2024
LED Lighting Throughout	RECENT

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MECHANICAL

- Two rooftop HVAC systems
- Backup air conditioning units
- Spray foam insulated walls
- R-50 attic insulation
- Energy-efficient construction

ELECTRICAL

- 200 Amp service (front)
- Two 100 Amp panels (rear)
- Ample power capacity
- Commercial-grade electrical infrastructure

BUSINESS CONTINUITY

- 30 kW Generac liquid-cooled backup generator
- Automatic emergency power
- Reliable year-round operation

SECURITY

- Alarm system
- Well-maintained premises
- Professional commercial environment



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THIS FLEXIBLE COMMERCIAL PROPERTY IS WELL SUITED FOR:

- Retail Showroom
- Construction Companies
- HVAC Contractors
- Electrical Contractors
- Plumbing Contractors
- Flooring & Renovation Companies
- Building Supply Businesses
- Kitchen & Bath Showrooms
- Furniture Retailers
- Medical Equipment Suppliers
- Commercial Service Businesses
- Wholesale Distribution
- Light Manufacturing
- Warehousing
- Automotive Service (subject to municipal approvals)
- Professional Offices
- Fitness or Wellness Studio (subject to approvals)



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TURNKEY OPPORTUNITY

- Move into a professionally maintained building with major capital improvements already completed.

FUNCTIONAL WORKSPACE

- Warehouse and service areas are designed to support efficient operations, deliveries, inventory management, and equipment storage.

EXCELLENT CUSTOMER PRESENCE

- A welcoming showroom creates an excellent first impression while providing flexibility for merchandising, client meetings, or product displays.

Business Reliability

- Warehouse and service areas are designed to support efficient operations, deliveries, inventory management, and equipment storage.

Energy Efficiency

- Enhanced insulation, upgraded HVAC systems, and LED lighting contribute to lower operating costs and improved occupant comfort.

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PROPERTY SPECIFICATIONS

FEATURE	DETAILS
Building Area	±6,000 SF
Showroom	±2,000 SF
Ceiling Height	10 ft
Construction	6" x 6" Insulated
Front Overhead Door	7' x 7'
Rear Overhead Door	7' x 8'
Generator	30 kW Generac
Electrical	200A + 2 x 100A
HVAC	Two Rooftop Units (2024)
Parking	Newly Paved
Alarm System	Yes



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Serving Pembroke and the Upper Ottawa Valley

Pembroke serves as the commercial centre of the Upper Ottawa Valley, offering businesses access to a strong regional customer base, skilled workforce, and excellent transportation links via Highway 17. The city supports a diverse mix of retail, healthcare, industrial, government, military, and service-sector employers, making it an ideal location for businesses looking to expand or establish a presence in the Ottawa Valley.



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- ✓ Professionally maintained building
- ✓ Flexible commercial layout
- ✓ Excellent showroom presence
- ✓ Warehouse functionality
- ✓ Energy-efficient upgrades
- ✓ Backup generator
- ✓ Modern HVAC systems
- ✓ Updated washroom
- ✓ Transport-grade parking
- ✓ Move-in ready
- ✓ Suitable for a variety of commercial uses



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Position Your Business for Growth

Take advantage of this opportunity to lease a versatile commercial property that combines showroom appeal, operational functionality, and significant recent improvements. Whether you're expanding, relocating, or launching a new venture, this property is ready to support your success.

Contact us today to discuss lease terms, operating costs, permitted uses, and to arrange a private tour.



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INTERIOR PHOTOS



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EXTERIOR PHOTOS



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AERIAL VIEW PHOTOS



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FLOOR PLAN



TOTAL: 693 sq. ft, 64 m2

1st floor: 693 sq. ft, 64 m2

**EXCLUDED AREAS: ROOM: 1362 sq. ft, 127 m2, STORE: 2825 sq. ft, 262 m2, GARAGE: 997 sq. ft, 93 m2,
WALLS: 209 sq. ft, 19 m2**

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Position Your Business for Growth

For your listings, I recommend creating both a Sale Brochure and a Lease Brochure, even if the property is offered under both options. The messaging differs enough that each document speaks directly to its intended audience. I would also pair these with:

- A branded feature sheet (2 pages) for quick distribution.
- A premium 16–20 page brochure for serious prospects.
- A LoopNet/CoStar listing with investment-style copy.
- An MLS commercial listing.
- A LinkedIn campaign and a one-minute property video to maximize exposure.

Using a consistent, institutional design across all of these materials will strengthen your personal brand and position your brokerage alongside national commercial real estate firms while still showcasing your local market expertise

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ROCKLAND OFFICE: 634 Laurier Street, Rockland, ON K4K 1 E7

BROKERAGE OFFICE: 1376 Bank St. Ottawa, ON K1H 7Y3



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