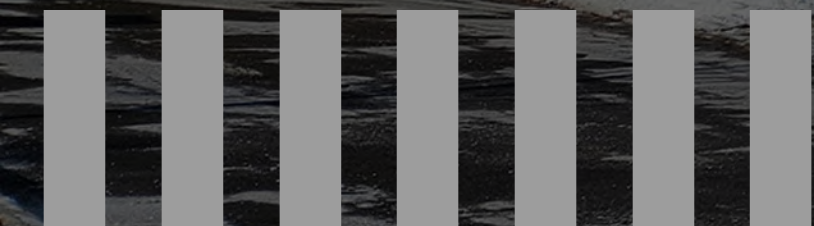




Commercial Condos for Sale

WELCOME TO
2283 ST LAURENT BLVD, OTTAWA ON K1G 5A2



About

2283 ST Laurent BLVD

Modern 30,000 SF Office Building
3 Storeys, 16 Office Condominium Units

The TwentyTwo83 is Ottawa's Premiere office condominium building located in the Ottawa Business Park. Building Common areas and amenities include private office and lounge area, with coffee service area, special meetings and conference facilities available for use. Reserved parking allocation included with purchase. Building systems upgraded in 2018.





The Property

Details

Active Condominium: Carleton Condominium Corporation 517, Professionally Managed

Permitted Uses: Zoning IL Permits Medical, Research and Development, Office, and More

Improvements: In Excess of \$1 Million of Improvements Over Last Five-Years

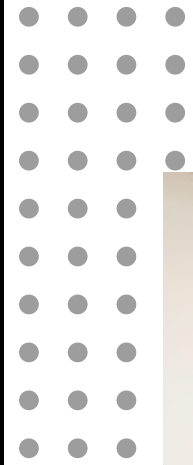
Parking: 124 Surface Lot Spaces, Ratio 4 Spaces per 1,000 SF with Private Drop-Off

Amenities: Above Industry Standard, Including Common Area Boardroom, Guest Meeting Room, Shower Facility, and Convenient Access to Major Roadways and Transit

Unit 304 - 1,618 SF	\$444,950
Third Floor	
3 Dedicated Parking Spaces	
<hr/>	
Unit 305 - 2,288 SF	\$629,200
Third Floor	
5 Dedicated Parking Spaces	



Common Areas



Unit 304

1,618 SF

\$444,950

~~\$472,500~~

Third Floor, 3 Dedicated Parking Spaces

***Scan QR Code for more details**

Exterior Gazebo located on the south elevation of The TwentyTwo83.

Common Meeting Room. Located on the 2nd floor, business lounge suite.

Coffee and caterers' station are included amenities in addition to valuable facilities such as the private shower on ground floor, in addition to renovated washrooms all levels

Building common boardroom on 2nd floor with teleconferencing and caterer's bar, creating additional meeting venue for Purchaser

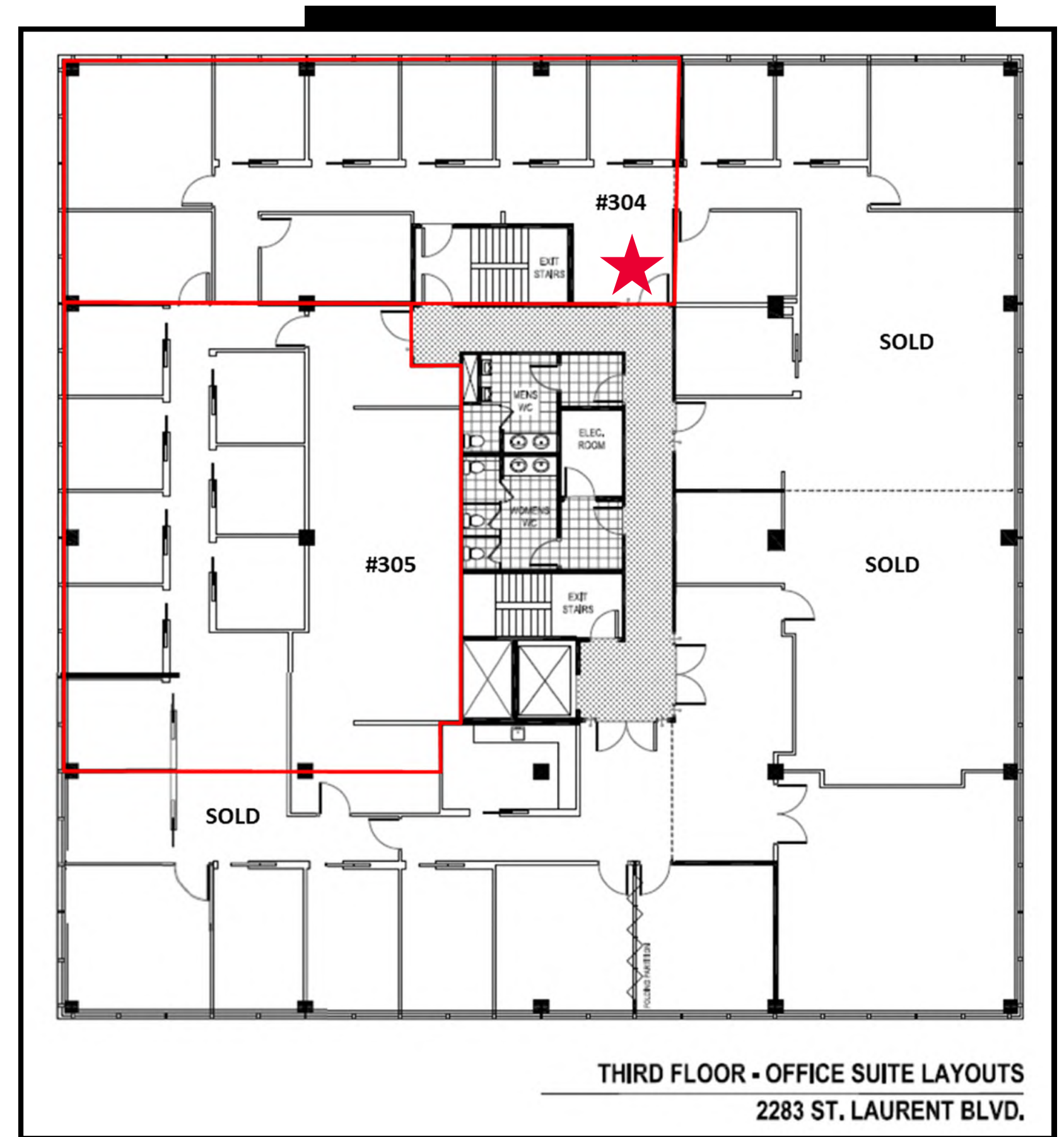
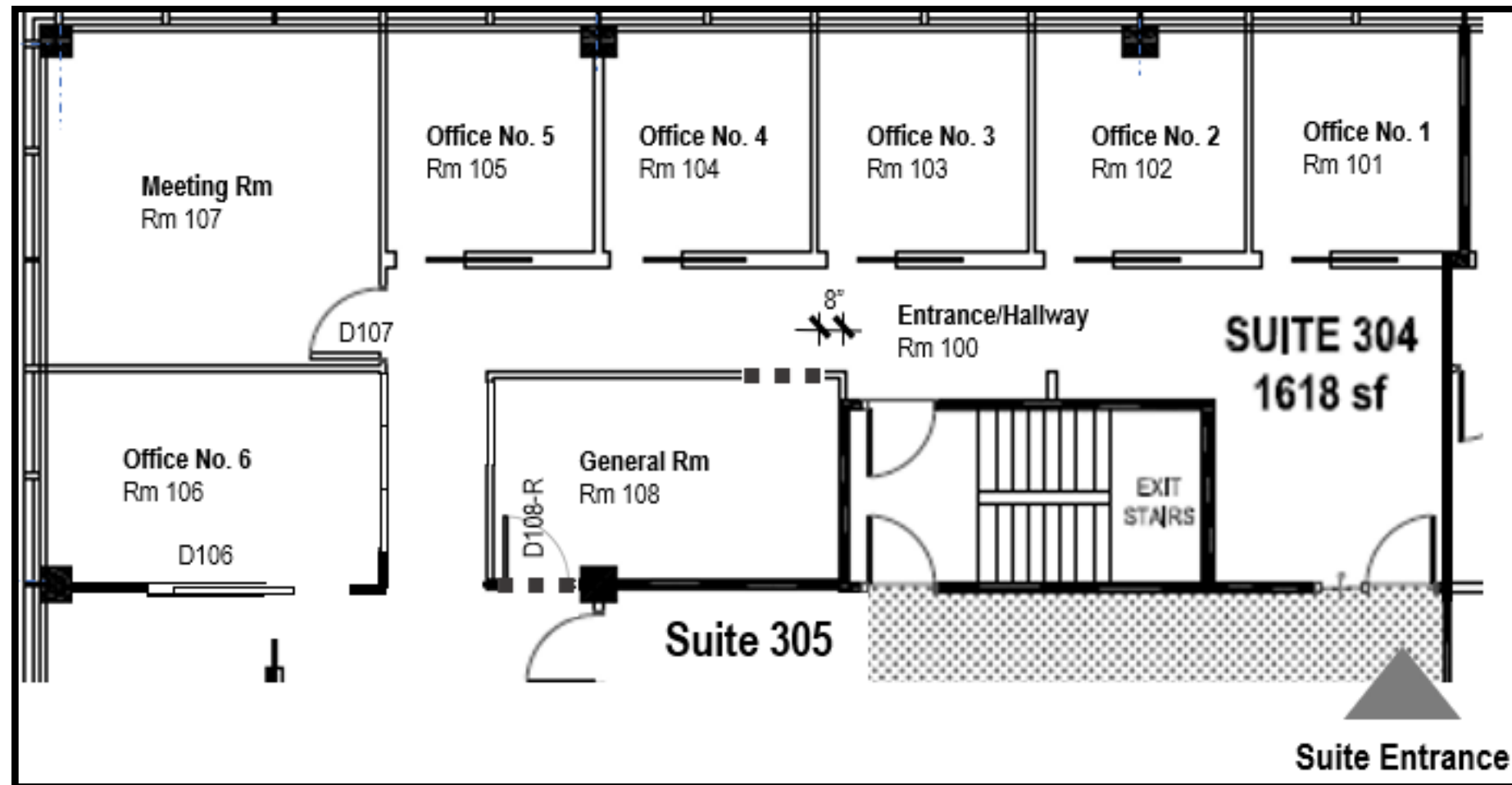
Business Lounge, centrally located on 2nd floor, and available for all building occupants

Main entrance to 2283 St. Laurent Boulevard with Purchaser signage and logo opportunity.



Unit 304

Floor Plans



Unit 305

2,288 SF

\$629,200

~~\$652,000~~

Third Floor, 5 Dedicated Parking Spaces

***Scan QR Code for more details**

Exterior Gazebo located on the south elevation of The TwentyTwo83.

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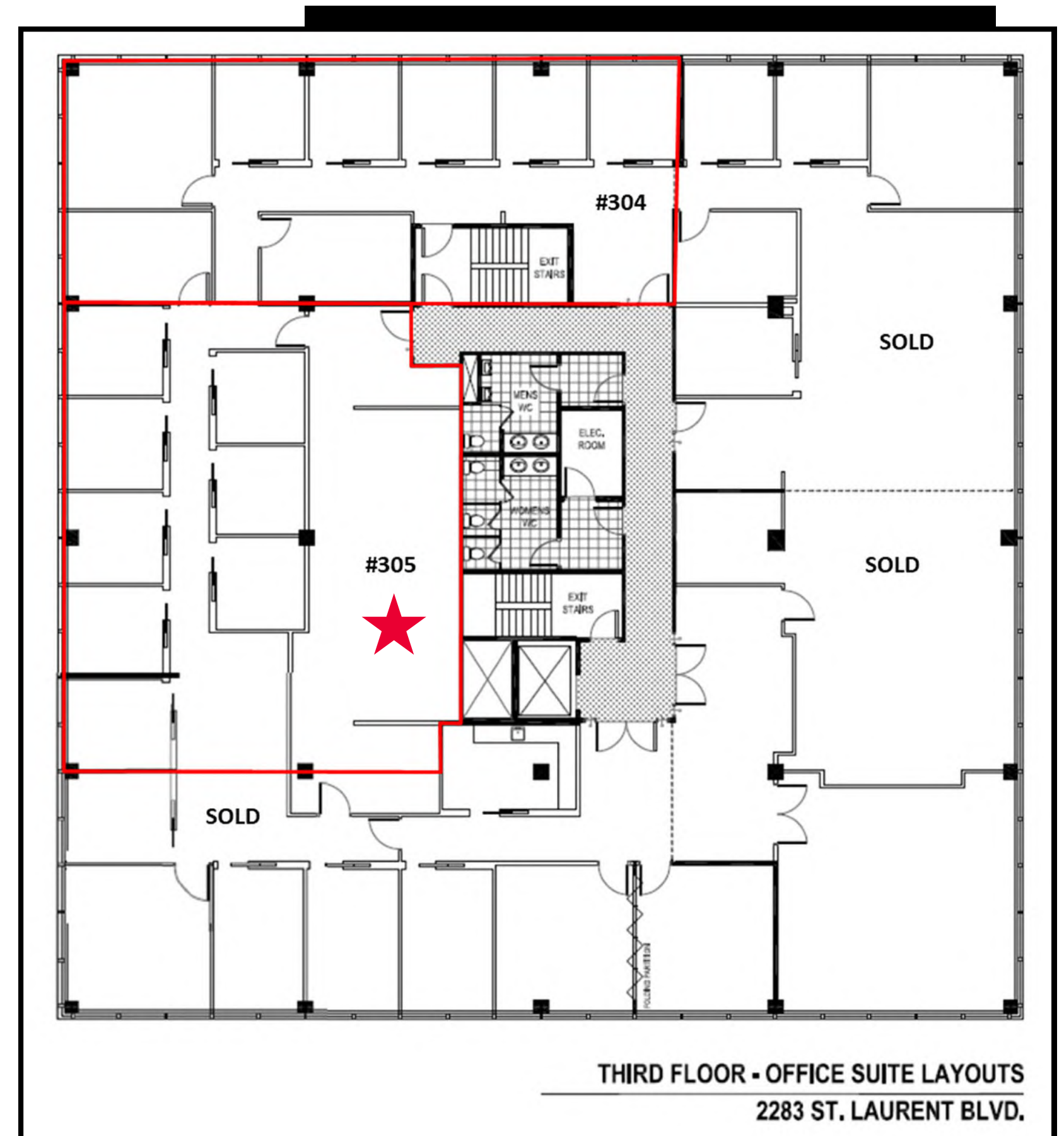
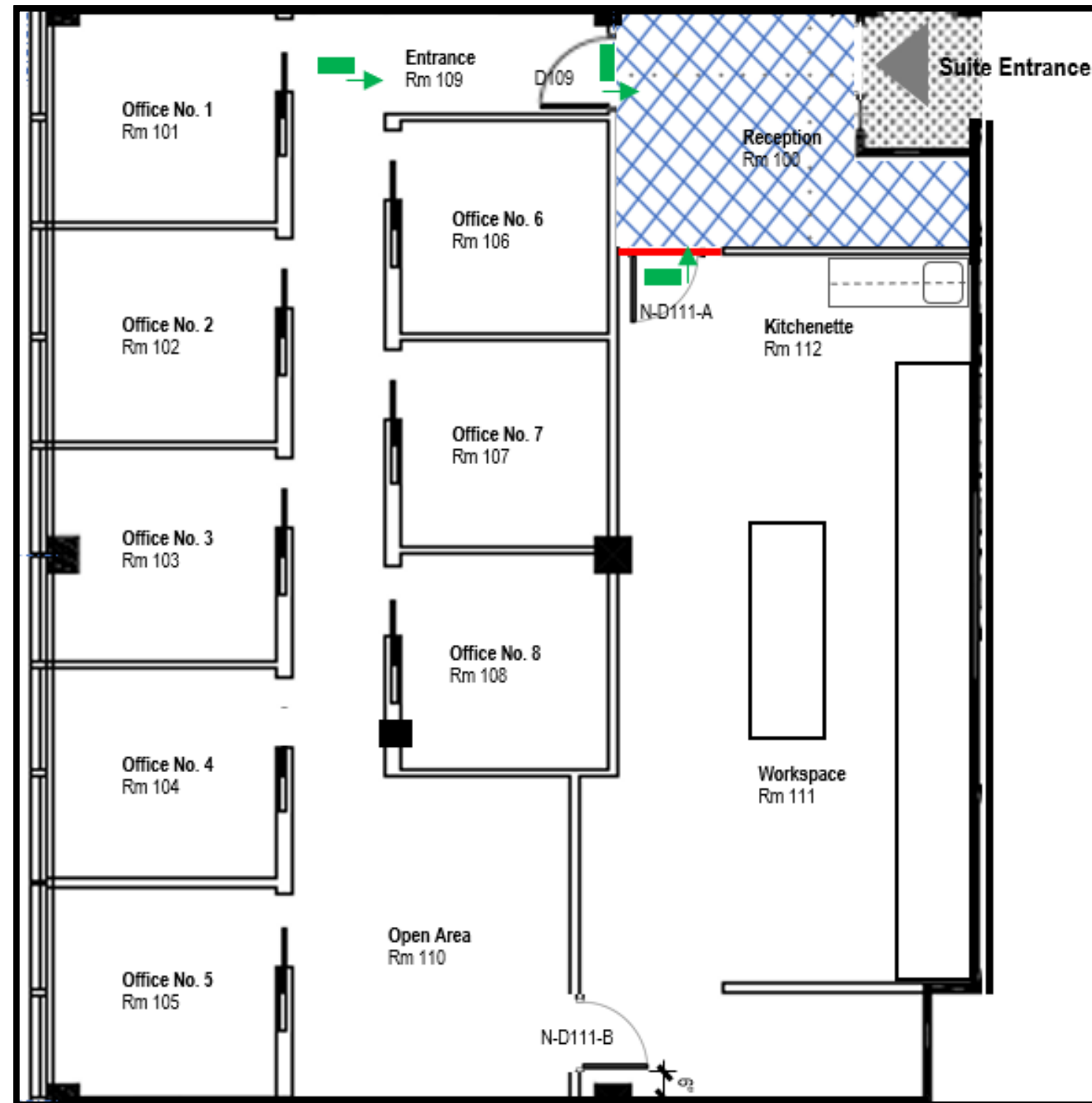
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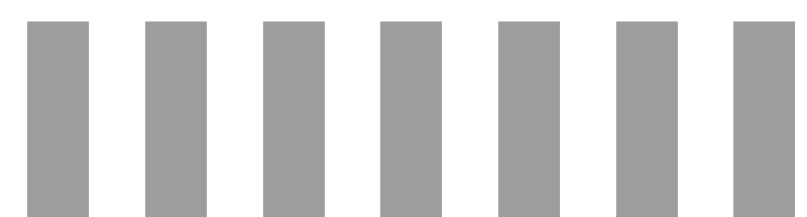
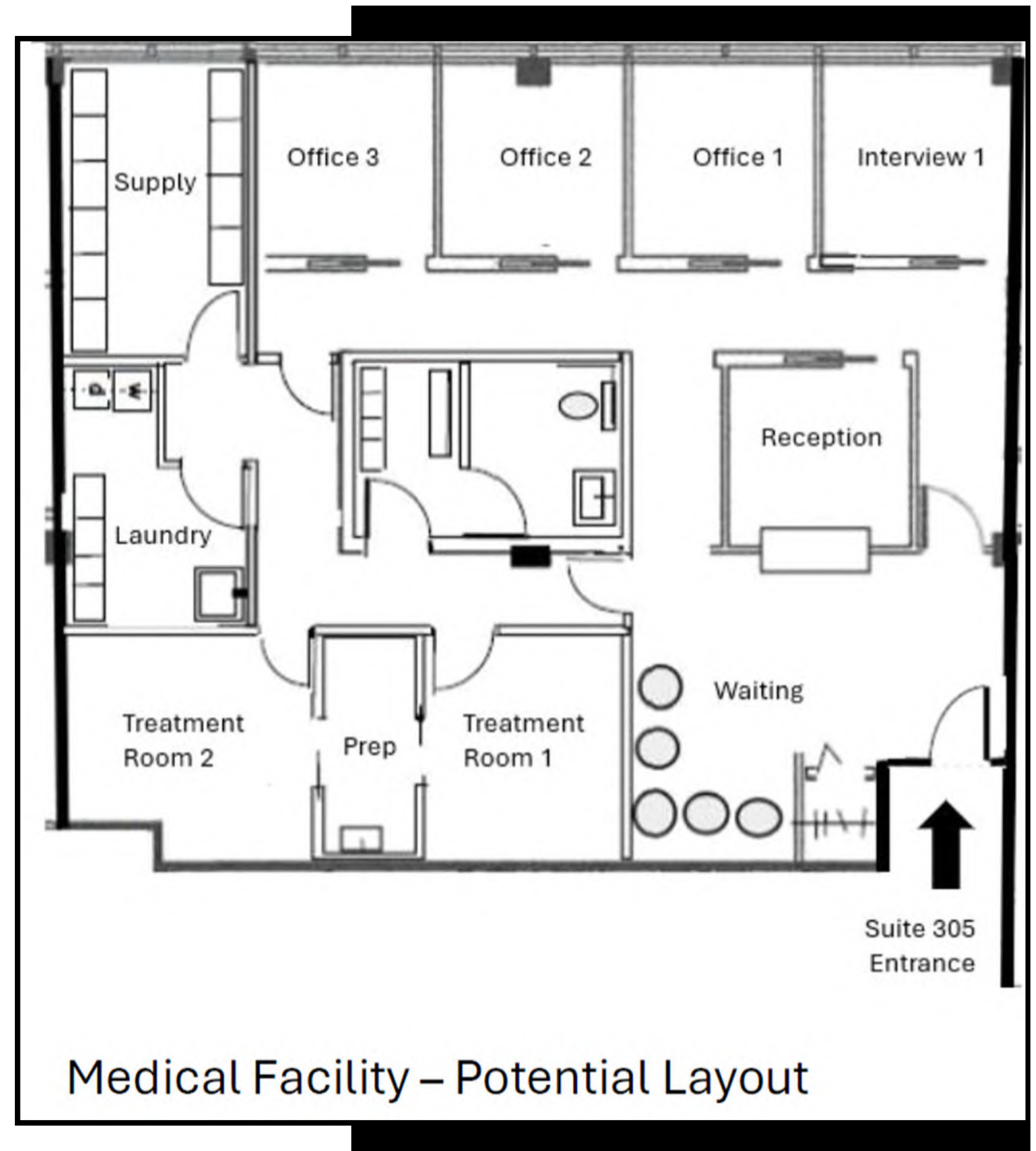
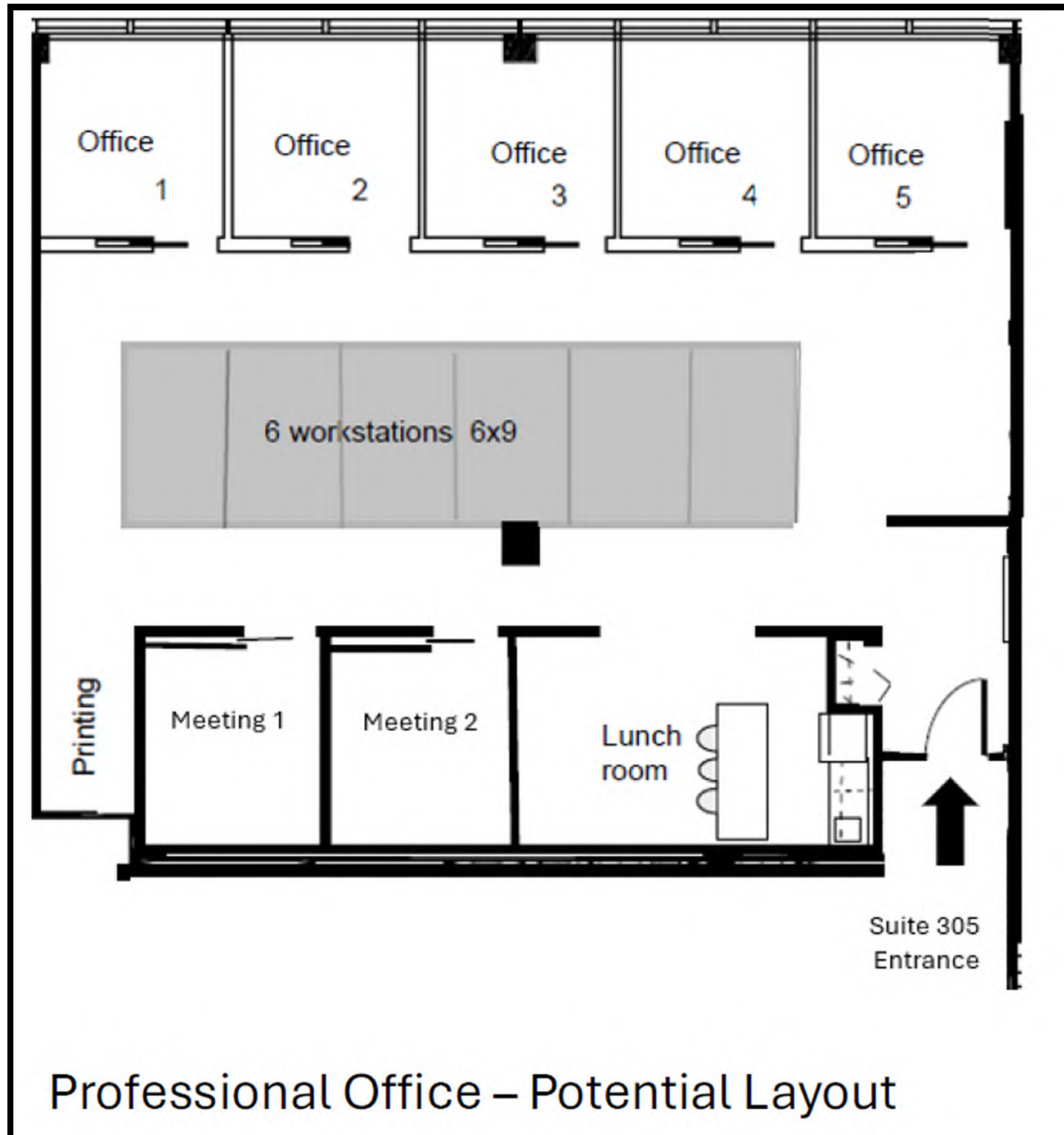
Unit 305

Floor Plans



Unit 305

Potential Layouts





Ownership Advantage



BE AN OWNER: CONTROL YOUR REAL ESTATE DESTINY, PAY RENT TO YOURSELF, AMEND YOUR UNIT TO SUIT YOUR BUSINESS SPECIFIC NEEDS



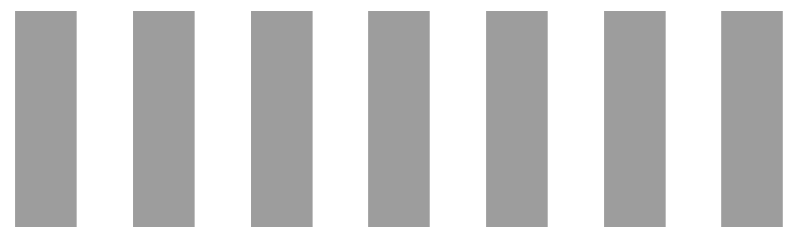
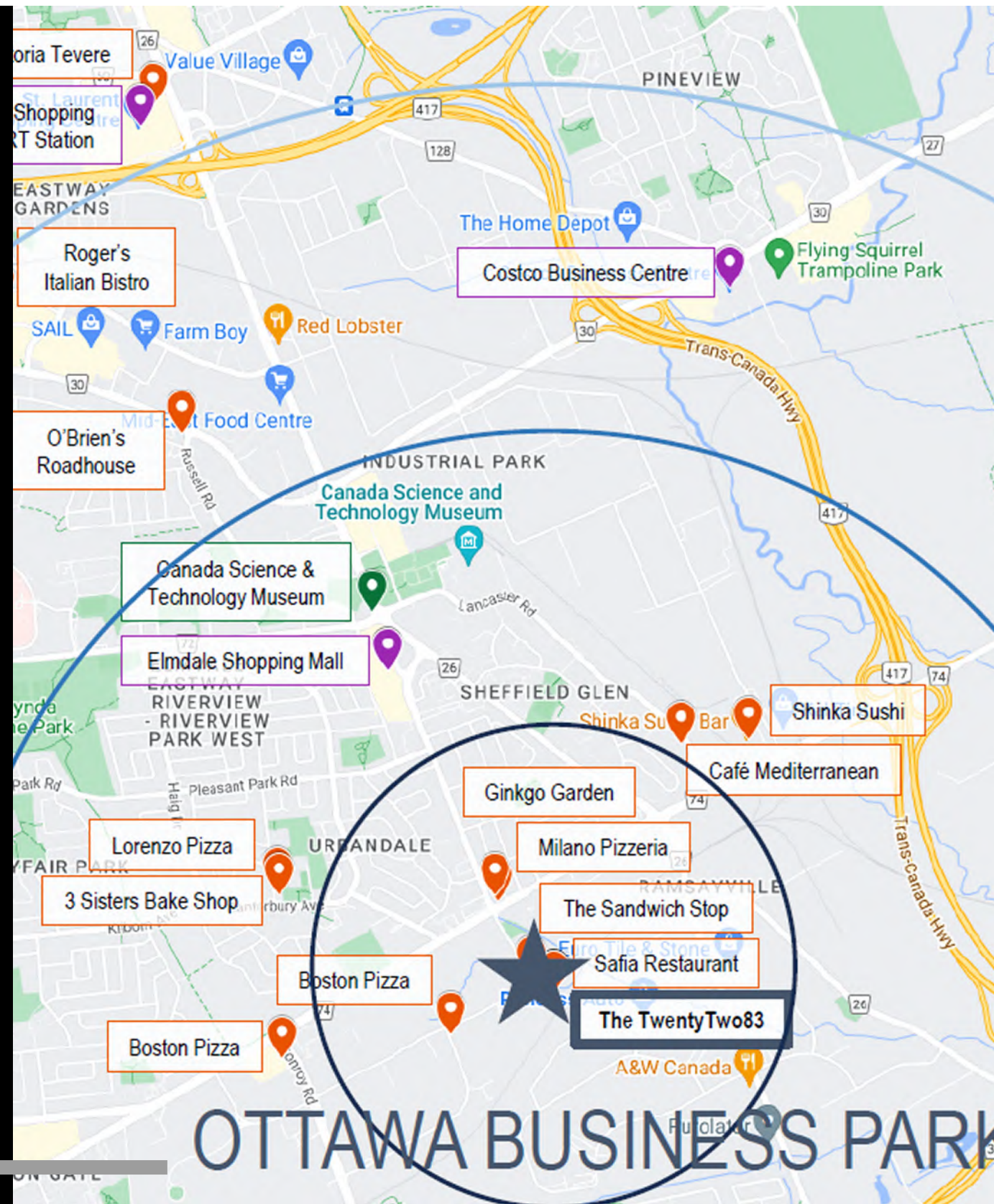
FINANCIAL LEVERAGE: VARIETY OF FINANCING OPTIONS AVAILABLE, LENDERS WILLING TO LEND ON REAL ESTATE, MONTHLY COST SIMILAR TO RENTING



BUILD EQUITY: NO EQUITY BUILT WHEN RENTING, OWNING CAN HELP YOU SAVE FOR RETIREMENT, PAY YOUR OWN MORTGAGE, PAY DOWN PRINCIPAL WHILE BUILDING EQUITY



TAX BENEFITS: INCREASE FINANCIAL LEVERAGE RETURN FROM TAX BENEFITS, EXPENSE MORTGAGE INTEREST WHILE DEPRECIATING ASSET, DEDUCT CONDO FEES AND OPERATING EXPENSES





ROYAL LEPAGE
COMMERCIAL

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Please feel free to connect with us if you require any further information



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