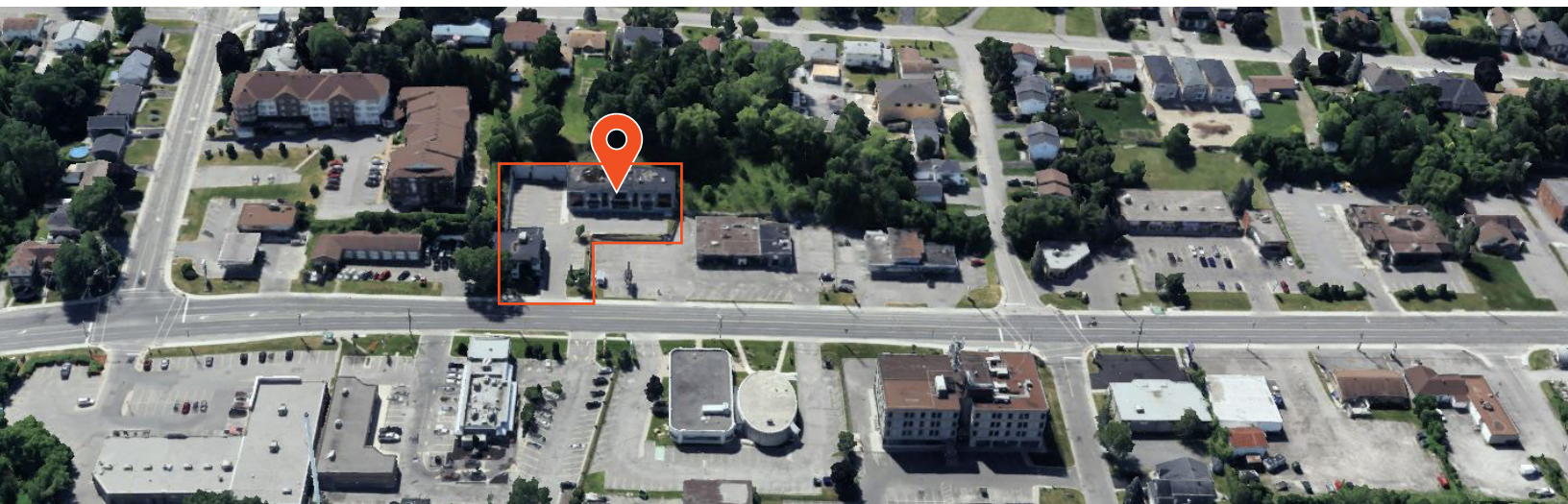




For Sale: Two building office/retail portfolio

# 2618 - 2628

## St Joseph Blvd, Ottawa



**Ed Belanger \***, Senior Vice President  
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**Lennard:**

420-333 Preston Street, Ottawa  
613.963.2640

[lennard.com](http://lennard.com)

# 2618 - 2628 St Joseph Blvd

Two building retail/office development available for sale in Ottawa, Ontario

## The Offering

The Offering: Lennard Commercial Realty is pleased to present 100% leased 2 building office complex for sale. The property is located on St. Joseph Boulevard, in Orleans, the main thoroughfare of this vibrant East Ottawa community. Both buildings are 2 stories high and are fully leased. The buildings total 17,272sf and sit on a 38,116sf parcel of land. The property benefits from high visibility, easy access and being surrounded by many amenities. Please contact the listing agent for access to additional information.



Size

2618 St. Joseph: 12,272 SF  
2628 St. Joseph: 5,000 SF

Land Size

38,116 SF (0.88 acres)



Zoning

MS2  
Mainstreet Zone 2



Type

Office / Retail



List Price

\$5,800,000  
(cap-rate 6.3%)



Availability

Immediate



Listing Agents

Ed Belanger\*  
Senior Vice President

613.963.2632

ebelanger@lennard.com

\*Sales Representative

## Property Highlights

- 100% occupancy
- Overall NOI: \$367,180
- Additional information available on executed NDA
- High visibility on main-arterial road
- Many nearby amenities including restaurants, shops, and gas stations
- Minutes to Place d' Orleans Shopping Centre
- Free on-site parking for employees and visitors



Free on-site  
parking



Located in  
Orleans



Abundance  
of well-known  
amenities



Easy access to  
Highway 174



OC Transpo  
Easily  
accessible.

**Lennard:**

## MS2 - Mainstreet Zone 2

### Permitted Non-Residential Uses

The following non-residential uses are permitted subject to:

- (a) the provisions of subsections 185(3) to (5), and
- (b) amusement park being located within a building;

**amusement park**  
**animal care establishment**  
**artist studio**  
**automobile dealership**  
**automobile rental establishment**  
**automobile service station**  
**bank**  
**bed and breakfast**  
**broadcasting and production studio**  
**car wash**  
**catering establishment**  
**community centre**  
**courthouse**  
**day care**  
**drive-through facility**  
**emergency service**  
**funeral home**  
**gas bar**  
**government service centre**  
**hospital**  
**hotel**  
**indoor entertainment facility**  
**instructional facility**  
**library**  
**medical facility**  
**micro-distribution facility**  
**museum**  
**nightclub**  
**office**  
**parking garage**  
**payday loan establishment**  
**personal service business**  
**place of assembly**  
**place of worship**  
**post-secondary educational institution**  
**recreation and athletic facility**  
**research and development centre**  
**restaurant**  
**retail store**  
**school**  
**sports arena**  
**storefront industry**  
**theatre**

### Prohibited Uses

The following uses are prohibited:

**automobile dealership**  
**automobile service station**  
**drive-through facility**

# 2618 St Joseph Blvd

## Zoning

AM3

Arterial Mainstreet Zone

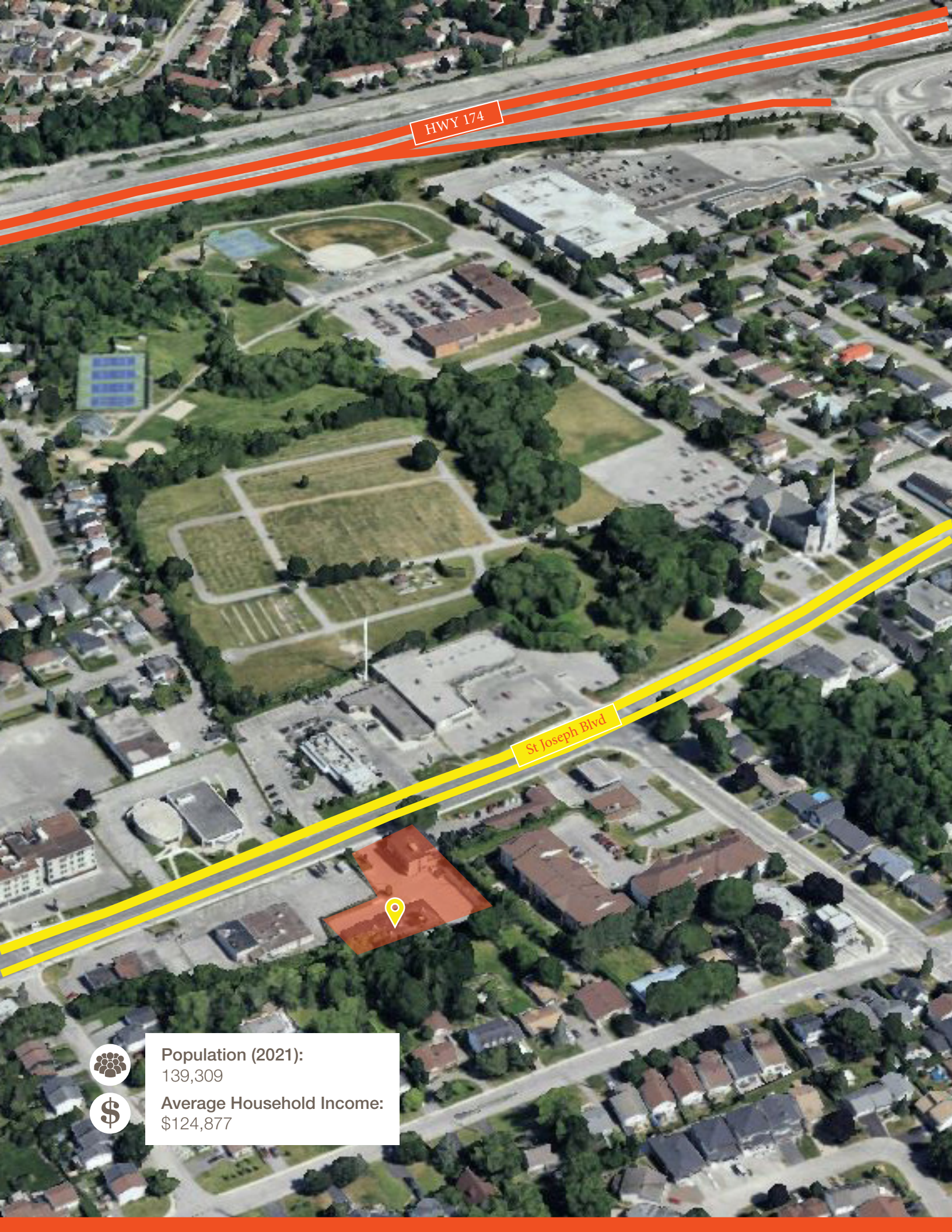
## Land Area

0.88 acres

(100 ft of frontage)

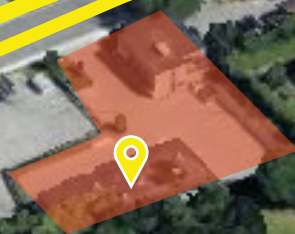


**Lennard:**



HWY 174

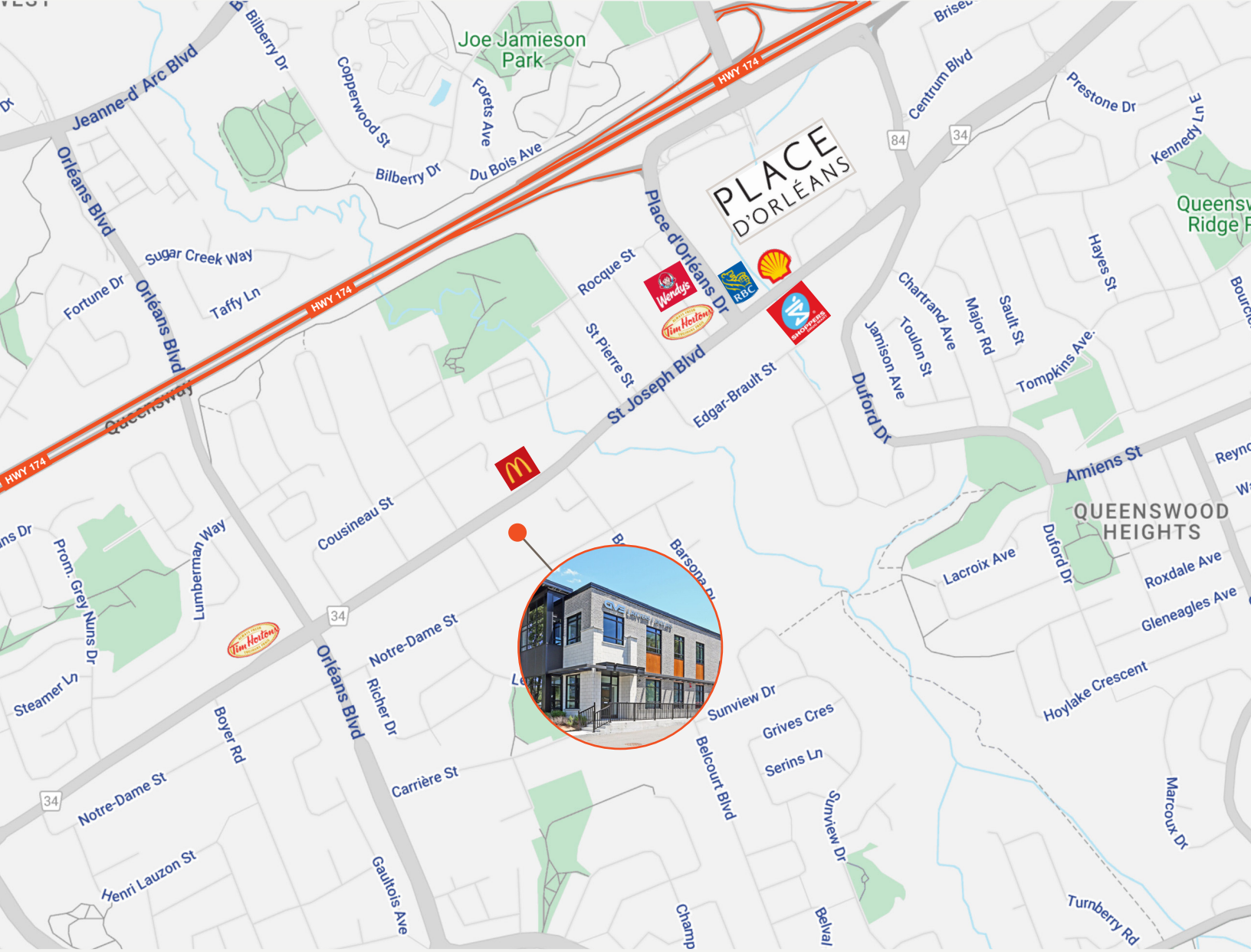
St Joseph Blvd



Population (2021):  
139,309



Average Household Income:  
\$124,877



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\*Sales Representative  
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.

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