

806 GREENBANK ROAD

BARRHAVEN, OTTAWA

RARE STANDALONE COMMERCIAL BUILDING

MEDICAL | DENTAL | PROFESSIONAL OFFICE | RETAIL | INVESTMENT



 **17**
ON-SITE
PARKING SPACES

 **PRIME ARTERIAL
LOCATION**
Greenbank Rd at
Fallowfield Rd

 **±4,286 SQ FT**
TWO STOREY
COMMERCIAL BUILDING

 **CM2 ZONING**
Wide Range of
Permitted Uses

 **VACANT
POSSESSION**
Available

 **OFFICE FURNITURE
INCLUDED**

 **ASKING PRICE: \$2,595,000**

FOR MORE INFORMATION, PLEASE CONTACT:

 **JOHN BAIZANA**
JAKEB Holdings Inc.
 613-799-8666
 info@806Greenbank.com

 **TAKE A
VIRTUAL TOUR**

www.806Greenbank.com



RECEPTION AREA

PRIVATE OFFICE

ROOFTOP PATIO

 WELL-MAINTAINED BUILDING

 EXCELLENT ACCESS

 CLOSE TO HIGHWAYS 416 & 417

 THRIVING BARRHAVEN COMMUNITY

RARE STANDALONE COMMERCIAL BUILDING IN BARRHAVEN



PRIME BARRHAVEN LOCATION

Prominent Greenbank Road frontage with excellent access to Fallowfield Road, Highways 416 & 417, OC Transpo routes and surrounding amenities.



THRIVING COMMUNITY

Located in one of Eastern Ontario's fastest-growing communities, serving a population exceeding 100,000 residents with continued residential and commercial growth.



PROFESSIONAL DESIGN

Professionally renovated building featuring quality finishes, abundant natural light, rooftop patio and office furnishings included in the sale.



HIGH VISIBILITY & ACCESS

Excellent exposure on one of Barrhaven's busiest arterial roads with convenient access for clients, staff and deliveries.



VACANT POSSESSION

Immediately available for owner-users or investors seeking a turnkey commercial opportunity.



CM2 ZONING

Permits a broad range of medical, dental, professional office, retail and commercial uses.
See Page 12 for additional permitted uses.



HIGH-TRAFFIC ARTERIAL ROAD

Excellent visibility and strong daily traffic counts.



EXCELLENT ACCESSIBILITY

Minutes to Highways 416 & 417, transit and major amenities.



17 ON-SITE PARKING SPACES

Ample parking for staff, clients and visitors.



STRONG BARRHAVEN GROWTH

Located within one of Ottawa's fastest-growing commercial markets.



CLOSE TO EVERYDAY AMENITIES
















Restaurants, banks, shopping and professional services nearby.

All measurements to be verified by Buyer. The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to age, square footage, income, expenses, data and other information contained herein are approximate and subject to change. Prospective purchasers or tenants shall not construe the information as legal or tax advice. Buyers or tenants should conduct their own independent investigations and rely only on those results. All properties subject to change or withdrawal without notice.



FOR SALE | PROPERTY DETAILS

OWNER/USER & INVESTMENT OPPORTUNITY

	MUNICIPAL ADDRESS	806 Greenbank Road, Ottawa, ON K2J 1A2
	PIN	PIN 046130086.
	LEGAL DESCRIPTION	PT LT 20 CON 3(RF), PTS 3 AND 4 PLAN 4R331 SUBJECT TO 72636 NEPEAN.
	LAND AREA	9,203.13 sq ft (0.271 ac) Perimeter: 442.91 ft Measurements: 59.93 ft x 155.61 ft x 10.1 ft x 10.1 ft x 10.1 ft x 33.68 ft x 164.46 ft (Based on GeoWarehouse records.)
	DATE OF CONSTRUCTION	Originally constructed in 1969. Extensively renovated in 2007.
	BUILDING AREA	Approximate Interior Area: 4,286 sq ft <ul style="list-style-type: none"> • 1,672 sq ft Main Level • 1,388 sq ft Second Floor • 1,226 sq ft Lower Level • Plus 350 sq ft Rooftop Patio
	BUILDING UPGRADES	Major renovations to interior and exterior completed in 2007. Windows updated in 2007. New hardwood flooring installed on the second floor (approximately 13 years ago). New City-required backwater valve installed on April 16, 2025 (approximately \$6,000). Fence at the front of the building is located within the property lines and forms part of the property. All office furniture included in the sale price.
	ELECTRICAL (Buyer to verify)	Two separate single phase, 240 volt, 200amp service (2 separate hydro feeds and panels in the building).
	HVAC	Converted from electric baseboard to new central gas furnace in basement in 2007. Furnace was upgraded in approximately 2019. Building has central air conditioning.
	ROOF	Roof is approximately 25 years old and in good condition (Buyer to inspect and verify).
	PARKING	17 parking spots on-site.
	SALE PRICE	\$2,595,000.00
	REALTY TAXES (2026 FINAL)	\$12,291.60 per annum
	TENANT	Vacant possession on closing
	ZONING (Buyer to verify)	Current Zoning: CM2 (Minor Corridor Zone 2)



ENVIRONMENTAL (Buyer to verify)

Phase I Environmental completed in October 2025. "No environmental concerns identified."

Phase II Environmental completed in 2006. Soil conditions are assumed to be free and clear of hazardous or toxic substances.
Buyer to satisfy themselves.



ACCESS / EGRESS

Great prominence on Greenbank Road.
Excellent access to Highways 416 and 417.



SIGNAGE

Excellent building and pylon signage opportunities to promote the purchaser's business.



FINANCING

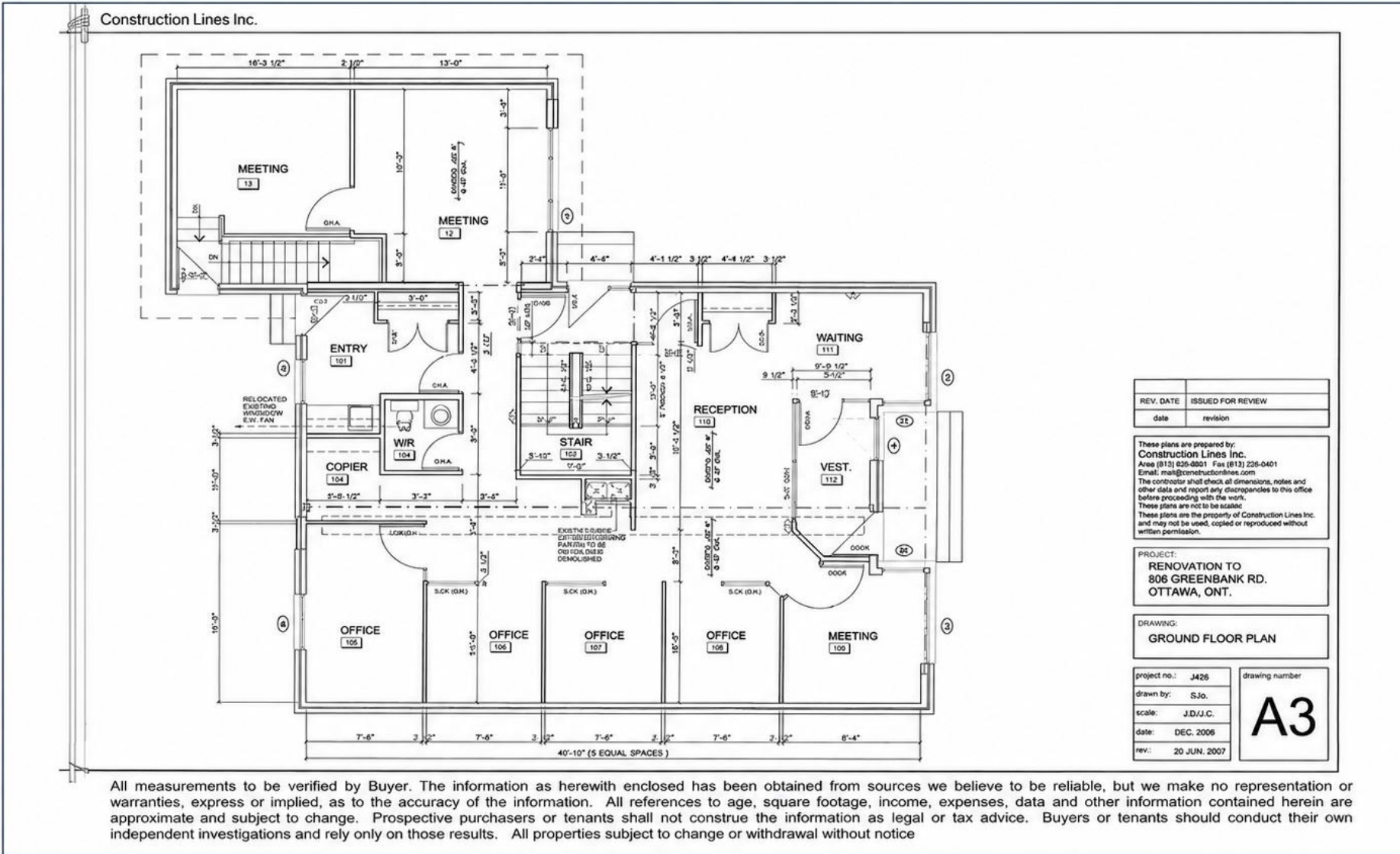
Buyer may treat financing as clear.

All measurements to be verified by Buyer. The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to age, square footage, income, expenses, data and other information contained herein are approximate and subject to change. Prospective purchasers or tenants shall not construe the information as legal or tax advice. Buyers or tenants should conduct their own independent investigations and rely only on those results. All properties subject to change or withdrawal without notice.



FOR SALE | GROUND FLOOR

OWNER / USER & INVESTMENT OPPORTUNITY



REV. DATE	ISSUED FOR REVIEW
date	revision

These plans are prepared by:
Construction Lines Inc.
 Area (913) 826-8801 Fax (913) 226-0401
 Email: mail@constructionlines.com
 The contractor shall check all dimensions, notes and other data and report any discrepancies to this office before proceeding with the work.
 These plans are not to be scaled.
 These plans are the property of Construction Lines Inc. and may not be used, copied or reproduced without written permission.

PROJECT:
**RENOVATION TO
 806 GREENBANK RD.
 OTTAWA, ONT.**

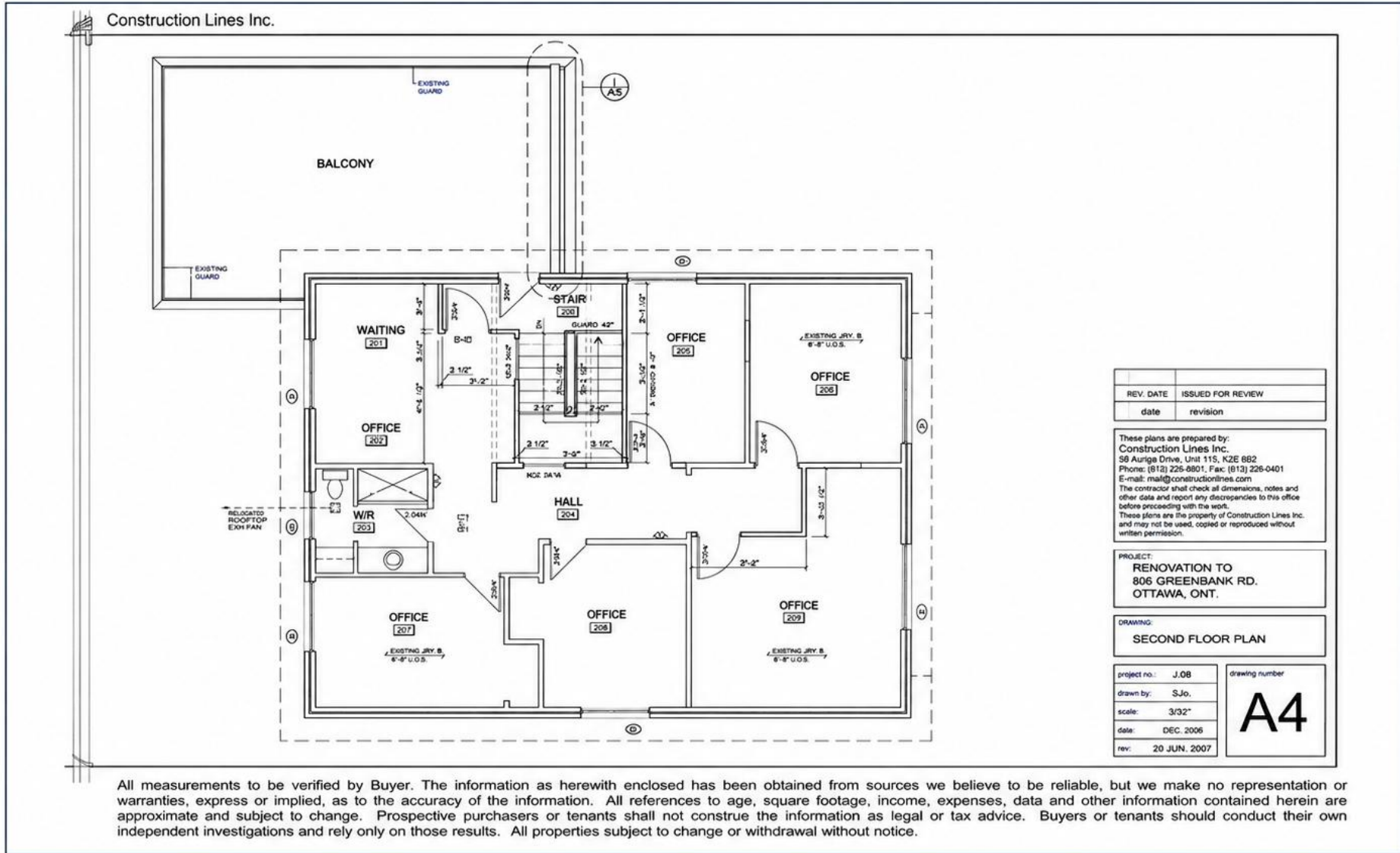
DRAWING:
GROUND FLOOR PLAN

project no.: J426
 drawn by: S.Jo.
 scale: J.D./J.C.
 date: DEC. 2006
 rev.: 20 JUN. 2007

drawing number
A3

FOR SALE | SECOND FLOOR

OWNER / USER & INVESTMENT OPPORTUNITY



REV. DATE	ISSUED FOR REVIEW
date	revision

These plans are prepared by:
Construction Lines Inc.
 59 Auriga Drive, Unit 115, K2E 6B2
 Phone: (613) 226-8801, Fax: (613) 226-0401
 E-mail: mail@constructionlines.com
 The contractor shall check all dimensions, notes and other data and report any discrepancies to this office before proceeding with the work.
 These plans are the property of Construction Lines Inc. and may not be used, copied or reproduced without written permission.

PROJECT:
**RENOVATION TO
 806 GREENBANK RD.
 OTTAWA, ONT.**

DRAWING:
SECOND FLOOR PLAN

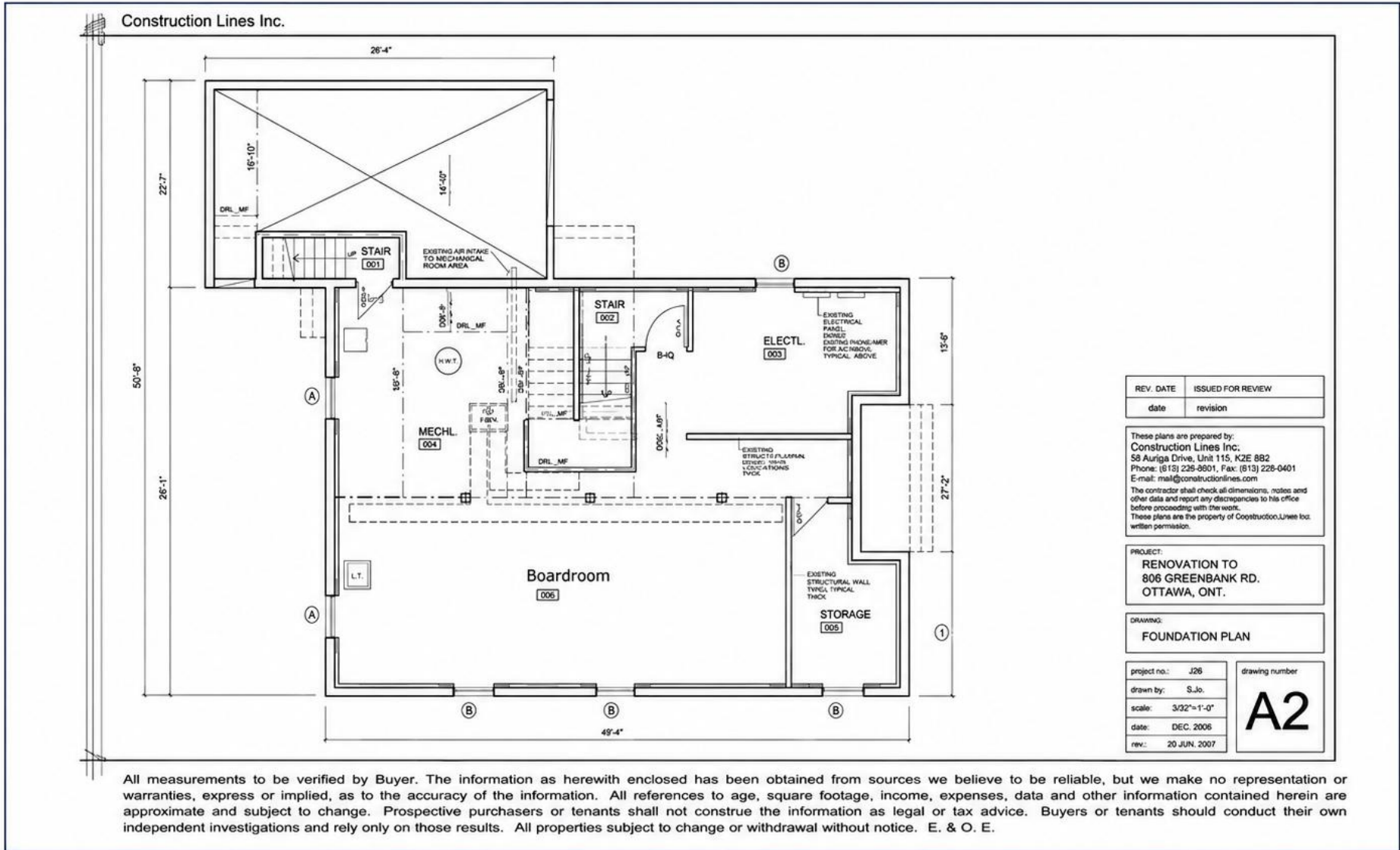
project no.: J.08
 drawn by: S.Jo.
 scale: 3/32"
 date: DEC. 2006
 rev: 20 JUN. 2007

drawing number
A4

All measurements to be verified by Buyer. The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to age, square footage, income, expenses, data and other information contained herein are approximate and subject to change. Prospective purchasers or tenants shall not construe the information as legal or tax advice. Buyers or tenants should conduct their own independent investigations and rely only on those results. All properties subject to change or withdrawal without notice.

FOR SALE | LOWER LEVEL

OWNER / USER & INVESTMENT OPPORTUNITY





Approximate blank canvas measurements. All measurements to be verified by the Buyer. The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to square footage are approximate and subject to change. Buyers should conduct their own independent investigations and rely on those results.



FOR SALE | PHOTOS

OWNER / USER & INVESTMENT OPPORTUNITY



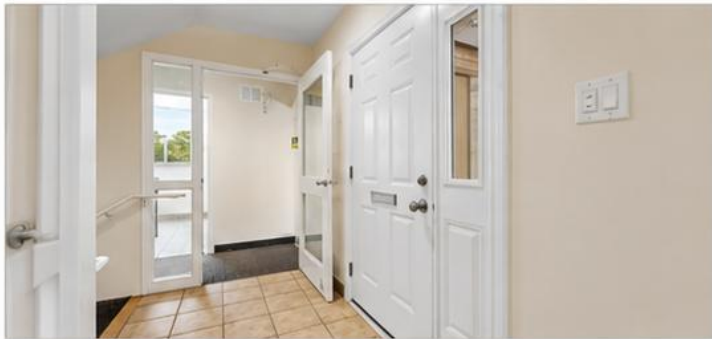
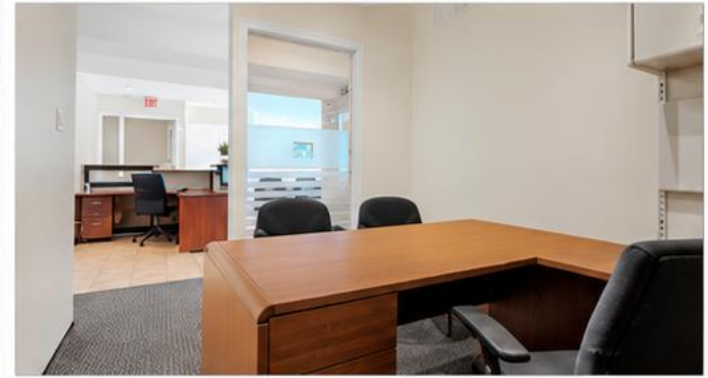
FOR SALE | PHOTOS

OWNER / USER & INVESTMENT OPPORTUNITY



FOR SALE | PHOTOS

OWNER / USER & INVESTMENT OPPORTUNITY



FOR SALE | ZONING

OWNER / USER & INVESTMENT OPPORTUNITY



MINOR CORRIDOR ZONE 2 (CM2)

City of Ottawa Zoning By-law
(By-law No. 2026-50)

The CM2 zone supports a broad range of uses that contribute to compact, 15-minute neighbourhoods and promote accessibility by foot, bicycle, transit, or car.

BUILT FOR TODAY. READY FOR TOMORROW.



15-MINUTE
NEIGHBOURHOODS



TRANSIT
ACCESSIBLE



ACTIVE
TRANSPORTATION



VEHICLE
ACCESSIBLE

PERMITTED USES INCLUDE:



PROFESSIONAL & OFFICE USES

- Office
- Bank
- Government service centre
- Research and development centre
- Broadcasting and production studio



MEDICAL & HEALTH USES

- Medical facility
- Animal care establishment
- Day care



RETAIL & SERVICE COMMERCIAL

- Retail store
- Personal service business
- Market
- Catering establishment
- Payday loan establishment



FOOD & HOSPITALITY

- Restaurant
- Drive-through facility
- Hotel
- Gas bar
- Car wash
- Automobile service station



INSTITUTIONAL & COMMUNITY USES

- School
- Training centre
- Instructional facility
- Community centre
- Library
- Museum
- Place of worship
- Recreation and athletic facility
- Theatre
- Courthouse



RESIDENTIAL USE

- Dwelling unit



THE PURPOSE OF CM2

- ✓ Accommodate a broad range of uses that contribute to compact, 15-minute neighbourhoods designated Minor Corridor in the Official Plan.
- ✓ Promote and encourage development that is accessible by multiple modes of transportation including by foot, bicycle, transit, or car.
- ✓ Establish zoning requirements enabling contextually appropriate development for the Minor Corridor.

All measurements to be verified by Buyer. The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to square footage are approximate and subject to change. Buyers should conduct their own independent investigations and rely only on those results. See City of Ottawa to confirm zoning uses.



FOR SALE | SURVEY

OWNER / USER & INVESTMENT OPPORTUNITY

PLAN 4R-33/
 15 Dec 1972
 J. Martin
 J. Martin
 83983
 3000
 21133 212

J. Martin
 SURVEYOR OF ONTARIO

THIS SURVEY IS SUBJECT TO THE
 ACTS OF PARLIAMENT IN RESPECT OF
 RIGHTS OF WAY AND RIGHTS OF
 ACQUISITION AND TO THE
 ACTS OF PARLIAMENT IN RESPECT OF
 THE RIGHTS OF WAY AND RIGHTS OF
 ACQUISITION AND TO THE

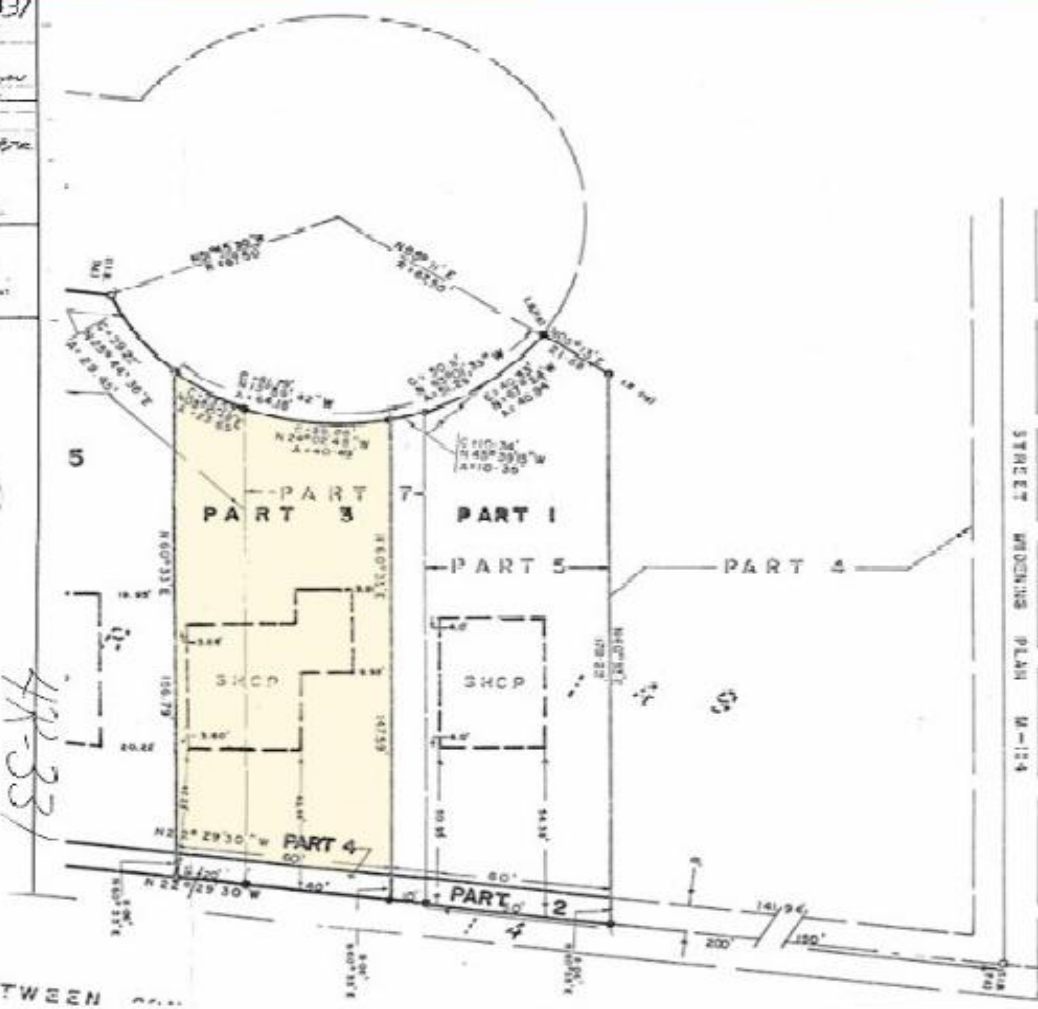
**PLAN OF
 PART OF LOT 20
 CONCESSION 3 (RIDEAU FRONT)
 TOWNSHIP OF NEPEAN
 REGIONAL MUNICIPALITY
 OF
 OTTAWA-CARLETON
 SCALE 1" = 30'
 S.E. S. H. P. RILEY
 SURVEYED BY H.L. MARTIN O.L.S.
 1972**



SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY:
 1. THAT THIS SURVEYING PLAN AND DESCRIPTION IN PERFORMANCE WHEREBY
 SURVEYED AND SAID THE LAND TITLES ARE AND THE RESULTS AND BEAR
 THE NECESSARY
 2. THAT I WAS PRESENT AT THE FIELD WORK AND SUPERVISED THE SURVEY
 OPERATIONS AND THIS PLAN
 3. THAT THIS PLAN SHOWS A TRUE COPY OF THE DATA OF SURVEY
 4. THAT THIS PLAN WAS COMPLETED ON THE 15th DAY OF DECEMBER 1972

H.L. Martin
 SURVEYOR OF ONTARIO

NOTES:
 1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE
 SURVEY ACT AND REGULATIONS THEREUNDER
 2. THIS PLAN IS FOR INFORMATION ONLY
 3. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE
 SURVEY ACT AND REGULATIONS THEREUNDER



**FALLOWFIELD
 (ROAD ALLOWANCE BETWEEN LOTS 20 & 21)
 STREET WIDTHS PLAN M-114
 ROAD**

**ROAD
 (ROAD ALLOWANCE BETWEEN ...)**

All measurements to be verified by Buyer. The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied as to the accuracy of the information. All references to age, square footage, income, expenses, data and other information contained herein are approximate and subject to change. Prospective purchasers or tenants shall not construe the information as legal or tax advice. Buyers or tenants should conduct their own independent investigations and rely only on those results. All properties subject to change or withdrawal without notice

FOR SALE

OWNER / USER & INVESTMENT OPPORTUNITY



806 Greenbank Rd
Ottawa, ON
(Barrhaven)



For more information or to schedule a viewing,
please contact:

JOHN BAIZANA

JAKEB Holdings Inc.

613-799-8666

info@806Greenbank.com

www.806Greenbank.com (Virtual Tour)

