

# FOR SALE

## Rare Office Building Opportunity

### 806 Greenbank Road

Ottawa (Barrhaven), ON

**YOUR LOGO HERE**

For more information, please contact:

**John Baizana**

JAKEB Holdings Inc.

613-799-8666

info@806Greenbank.com

Take a Virtual Tour:

**[www.806Greenbank.com](http://www.806Greenbank.com)**

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# FOR SALE - Highlights

Owner/User and Investment Opportunity for Sale

## DESCRIPTION: Rare Office Building Opportunity in Barrhaven

- ✓ Prime office building available for sale in one of Eastern Ontario's fastest-growing communities, Barrhaven. With a thriving population of over 100,000, this is a great location to establish or expand your business. This incredibly rare and exciting opportunity is ideal for any office or professional business service.
- ✓ Highly visible location is well located on Greenbank Road, a major arterial road, close to Fallowfield Road, well serviced by public transportation, with close proximity to Highway 416 and Highway 417, and local amenities.
- ✓ Professional Design. The interior and exterior professionally designed for businesses looking to make an impact. All furniture included in sale price. Amenities include a Roof-top patio, ample private on-site parking, and more.
- ✓ The property is being sold with vacant possession

Current zoning: GM9[1419] H(18.5). [https://documents.ottawa.ca/sites/default/files/zoning\\_bylaw\\_part10\\_section187-188\\_en.pdf](https://documents.ottawa.ca/sites/default/files/zoning_bylaw_part10_section187-188_en.pdf)

**NEW: CM2 Zoning approved by City of Ottawa (Jan/26)**



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# FOR SALE - *Property Details*

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<b>MUNICIPAL ADDRESS</b>	806 Greenbank Road, Ottawa, ON K2J 1A2
<b>PIN</b>	PIN 046130086.
<b>LEGAL DESCRIPTION</b>	PT LT 20 CON 3(RF), PTS 3 AND 4 PLAN 4R331 SUBJECT TO 72636 NEPEAN.
<b>LAND AREA</b>	Land Area: 9,203.13 ft <sup>2</sup> (0.271 ac). Perimeter: 442.91 ft. Measurements: 59.93ft. x 155.61ft. x 10.1ft. x 10.1ft. x 33.68ft. x 164.46ft. (based on Geowarehouse records).
<b>DATE OF CONSTRUCTION</b>	1969. Fully renovated 2007.
<b>EXISTING BUILDING</b>	Existing Building: Interior approximately 4,150 square feet: 1,636 square feet on the main, 1,257 square feet on the second floor plus 350 square feet on rooftop patio. 1,257 square feet on the lower level (1,000 square feet finished portion),
<b>BUILDING UPGRADES</b>	Major renovations to interior and exterior in 2007. Windows updated in 2007. New hardwood on 2 <sup>nd</sup> floor approximately 13 years ago. New city required backwater valve installed on April 16, 2025 (\$6000). Fence in the front of building is within property lines and part of the Property. All furniture included in sale price.
<b>ELECTRICAL (Buyer to verify)</b>	Two separate single phase, 240 volt, 200amp service (2 separate hydro feeds and panels in the building).
<b>HVAC</b>	Converted from electric baseboard to new central gas furnace in basement in 2007. Furnace was upgraded in approximately 2019. Building has central air conditioning
<b>ROOF</b>	Roof is approximately 25 years old and in good condition (Buyer to inspect and verify).
<b>PARKING</b>	17 parking spots on-site.
<b>SALE PRICE</b>	<b>\$2,595,000.00.</b>
<b>REALTY TAXES</b>	\$11,945.37 per annum (2025 Final).
<b>TENANT</b>	Vacant possession on closing
<b>ZONING (Buyer to verify)</b>	Current zoning: CM2
<b>ENVIRONMENTAL (Buyer to verify)</b>	Phase I Environmental was done in Oct 2025. *no environmental concerns* Phase II Environment was done in 2006. Soil conditions are assumed to be free and clear of any hazardous or toxic substances. Buyer to satisfy themselves.
<b>ACCESS/EGRESS</b>	Great prominent frontage on Greenbank Road. Excellent access/egress. Close to highways.
<b>SIGNAGE</b>	Excellent signage on the Building and the Pylon sign to highlight Buyer's business .
<b>FINANCING</b>	Buyer may treat as clear.

**Office  
Furniture  
INCLUDED!**

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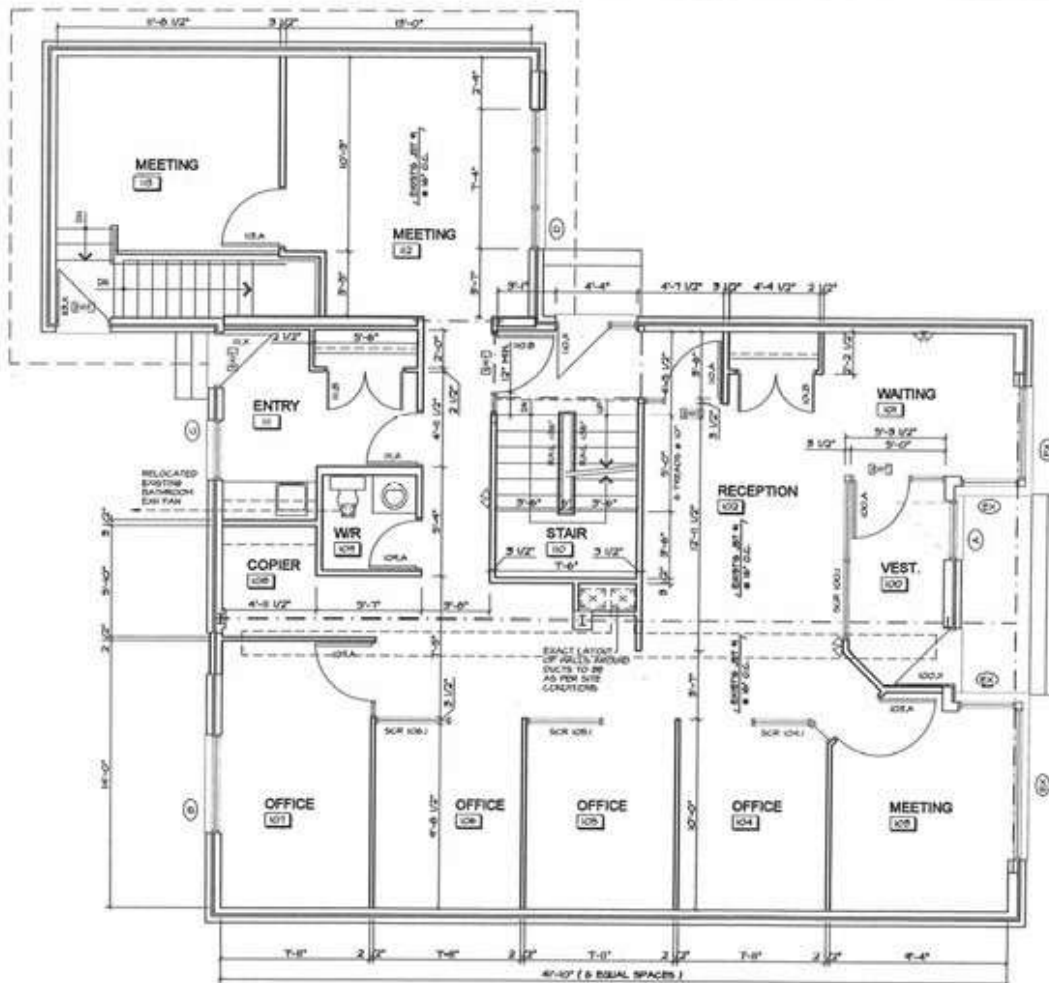


# FOR SALE - Ground Floor

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Construction Lines Inc.



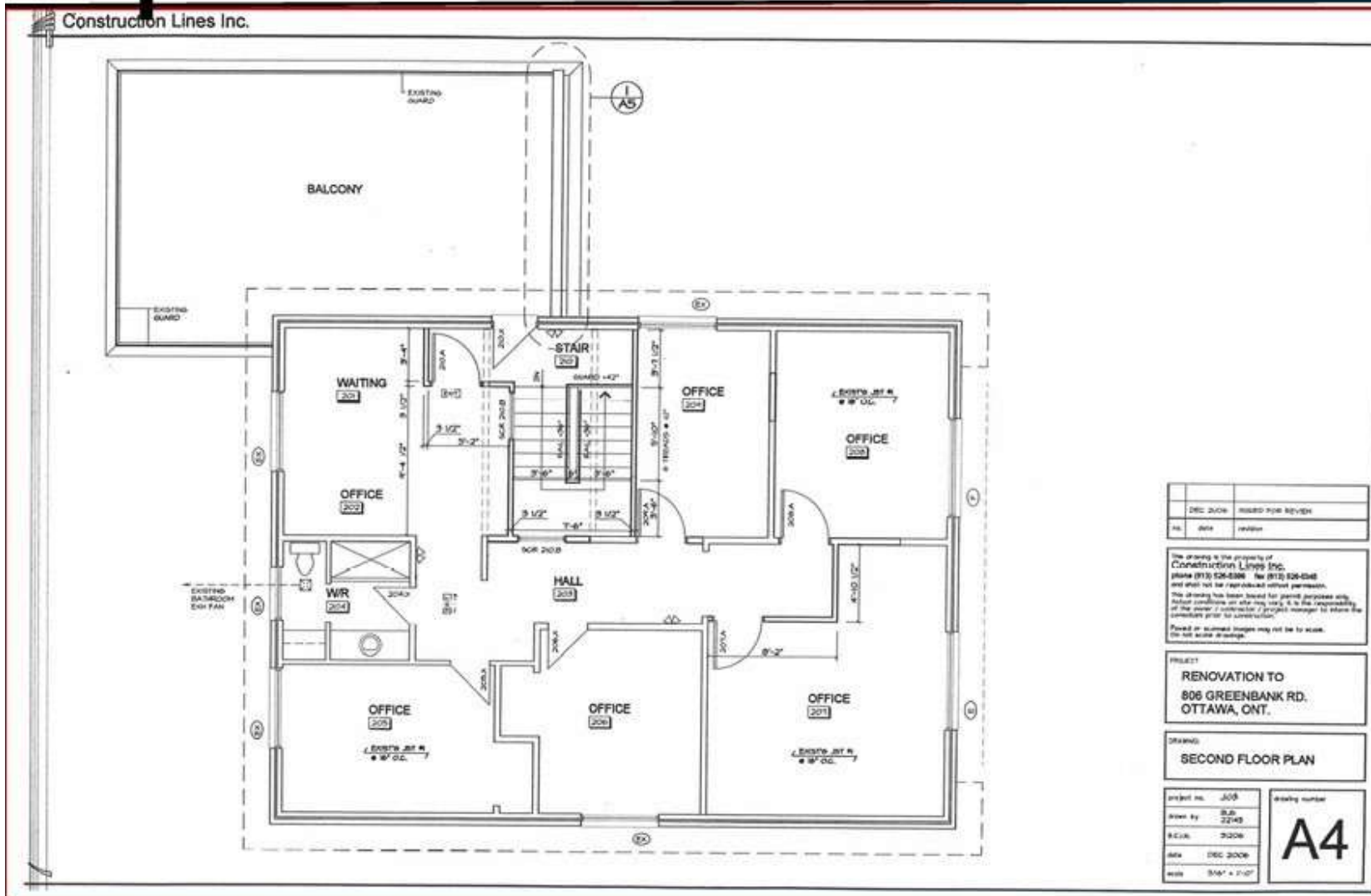
DES. 2/08	ISSUED FOR REVIEW
NO.	DATE
This drawing is the property of Construction Lines Inc. phone (613) 528-5266 fax (613) 526-6340 and shall not be reproduced without permission. This drawing has been issued for project purposes only. Actual conditions on site may vary. It is the responsibility of the owner / construction / project manager to verify the conditions prior to construction.	
PAPER OR SCANNED IMAGES MAY NOT BE TO SCALE. DO NOT SCALE DRAWING.	
PROJECT: RENOVATION TO 806 GREENBANK RD. OTTAWA, ONT.	
DRAWING: GROUND FLOOR PLAN	
Project no. J05	Sheet number
Drawn by S.P. ZYKAS	<div style="font-size: 2em; font-weight: bold; text-align: center;">A3</div>
S.C.A. P2008	
Date DEC 2008	
Scale 3/16" = 1'-0"	

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# FOR SALE - Second Floor

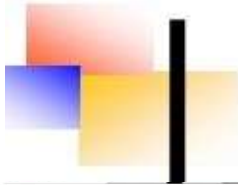
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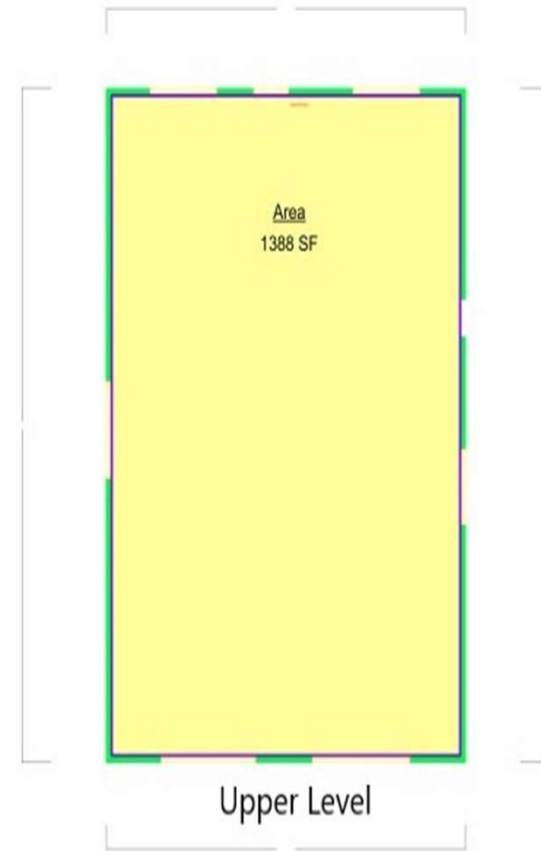
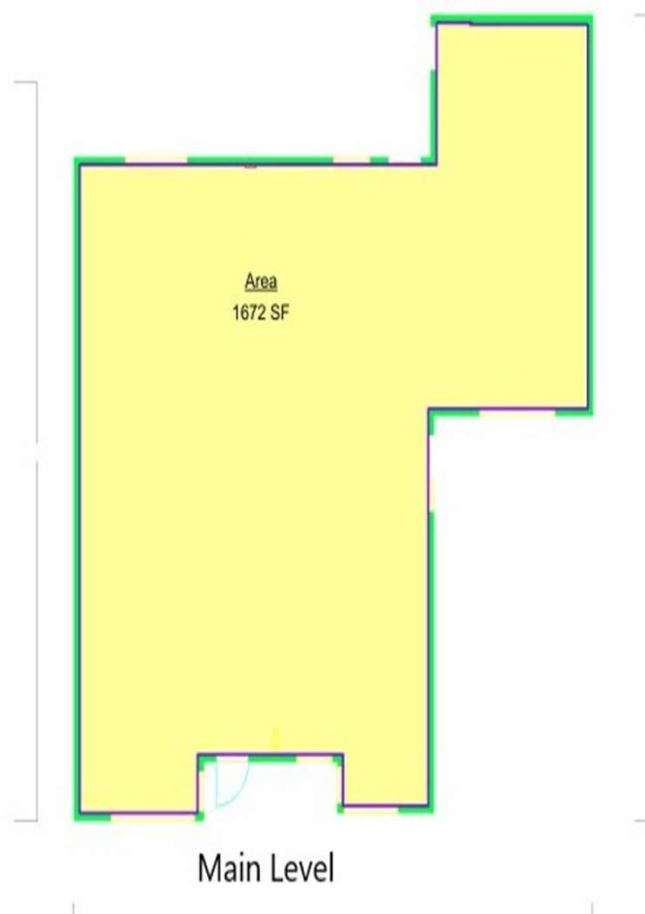
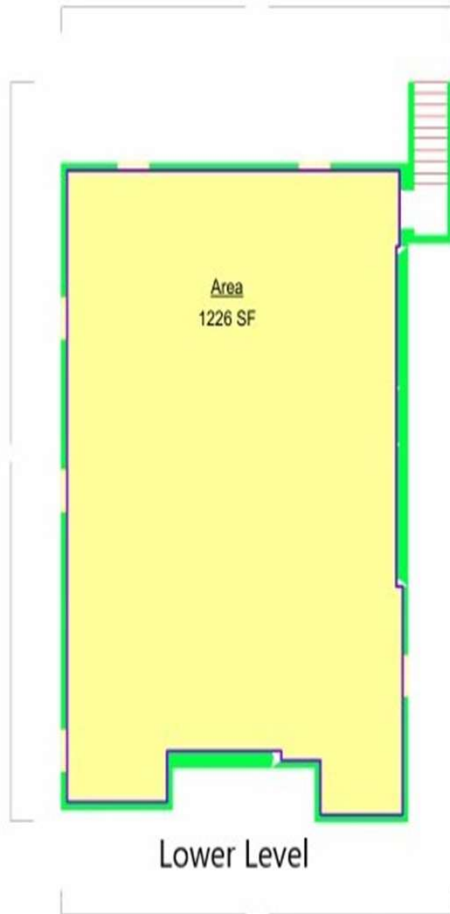
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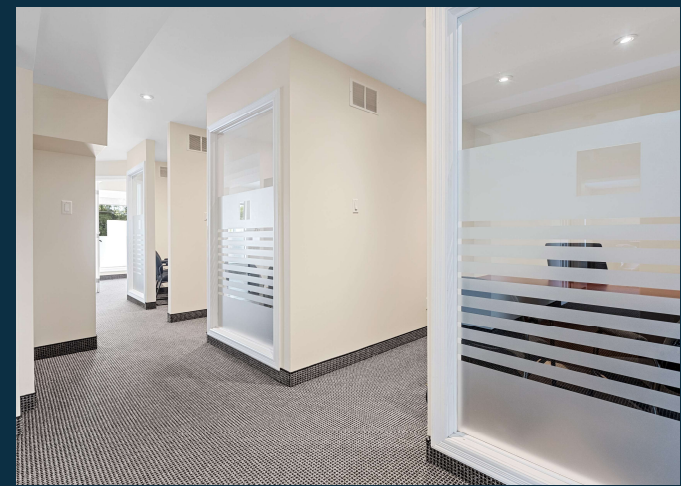
JAKEB Holdings Inc.

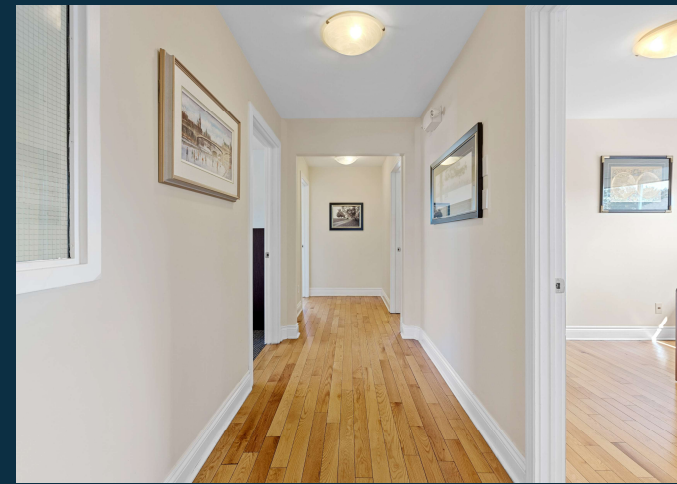
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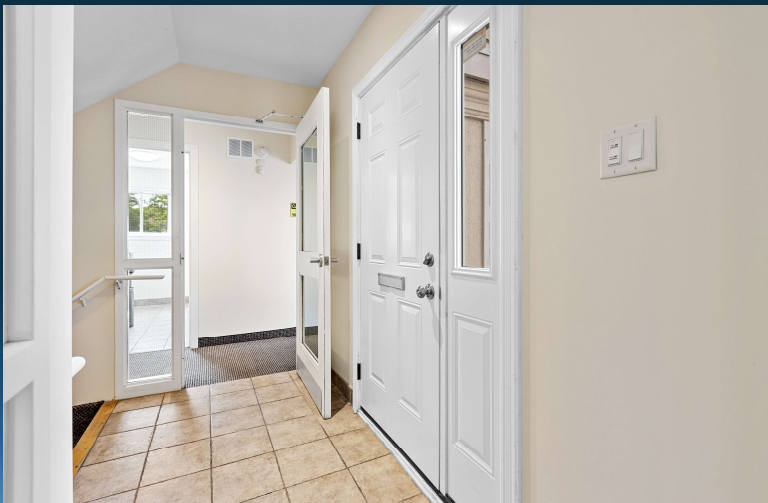
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Approximate blank canvas measurements. All measurements to be verified by the Buyer. The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as 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 only on those results.







# FOR SALE - Zoning

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**CM2**

## 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

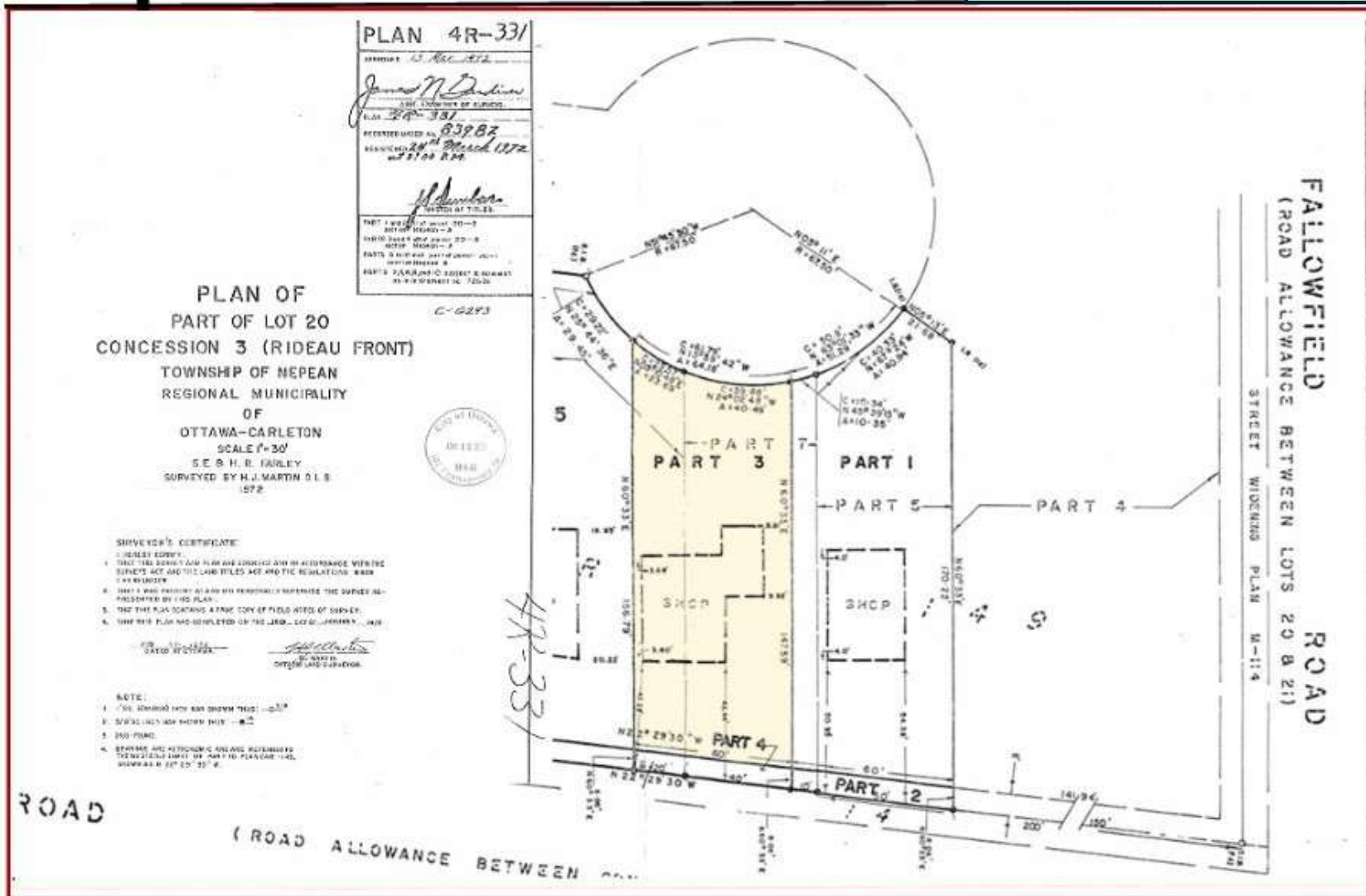
- ✓ Accommodate a broad range of uses that contribute to compact, 15-minute neighbourhoods designated Minor Corridor in the Official Plan.
- ✓ Promote and encourage development that is accessible by multiple modes of transportation including by foot, bicycle, transit, or car.
- ✓ Establish zoning requirements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

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# FOR SALE - Survey

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