

Multi-Tenant Industrial Building For Sale

Own. Occupy. Collect.

159 Colonnade Road South, Ottawa

10,901 SF Industrial Multi-Tenant. Move Into 4,589 SF, Collect Income From
The Rest

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property summary



PROPERTY DESCRIPTION

Owner-user occupies 4,589 SF (42%) on closing while three in-place tenants — Pine Environmental, Technet, and Road Runner — generate \$91,445 of Year 1 basic rent. The 10,901 SF flex building sits on 0.88 acres in Colonnade Business Park with IM zoning, 6 bays, and 2nd-floor office. Built for industrial owner-occupants who want immediate space plus income, with room to absorb the leased portion as tenant leases roll.

OFFERING SUMMARY

Sale Price	\$3,600,000
Possession	42% Vacant On Closing
Building Size	10,901 SF (6 Bays + Office)
In-Place Rent	\$91,445 / Yr 1
Property Taxes (2025)	\$32,131
Power Available	600A, 240V 3-Ph + 225 kVA
Zoning	IM (Mixed Industrial)

PROPERTY HIGHLIGHTS

- 10,901 SF industrial flex on 0.88 acres — 6 bays + 2nd-floor office. Buyer occupies 4,589 SF (42%) vacant on closing
- 25 surface parking stalls. Six 8' x 10' grade-level overhead doors (one per bay), 12' clear height (14' to deck)
- Each bay self-contained: dedicated grade door, private washroom, individual electrical sub-panel, per-bay thermostat. Built for clean multi-tenant operation and phased owner-user absorption as tenants roll
- 600A 240V 3-Phase + 225 kVA available — sized for industrial tenants and trades
- Low Operating Costs of ~\$7.25psf plus utilities
- IM zoning permits industrial, light manufacturing, warehouse, office, R&D, and flex uses. Broad use options for owner-user occupancy and future tenant absorption
- Phase I ESA clean (April 2026) — no further investigation required
- Colonnade Business Park — minutes to Highway 416, 9 min to Ottawa Airport, walking distance to Merivale retail (Costco, Rona, Canadian Tire)



office + vacant space



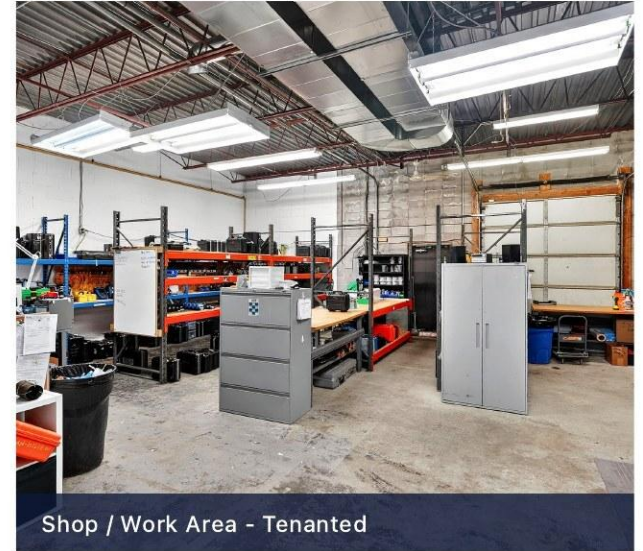
industrial bays + flex use



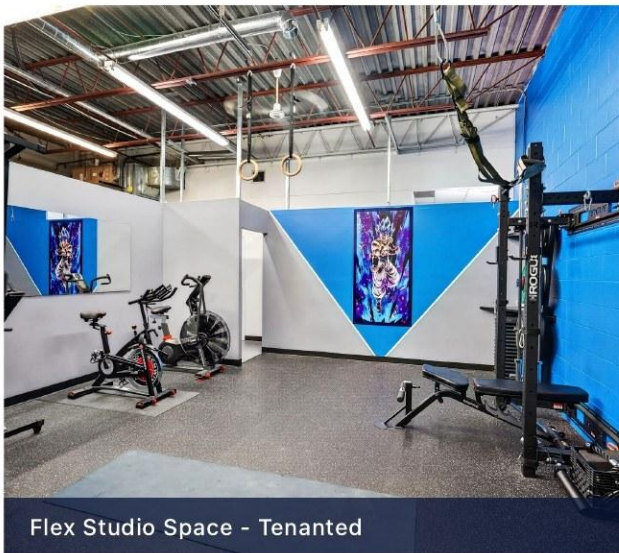
Industrial Bay — Tenanted



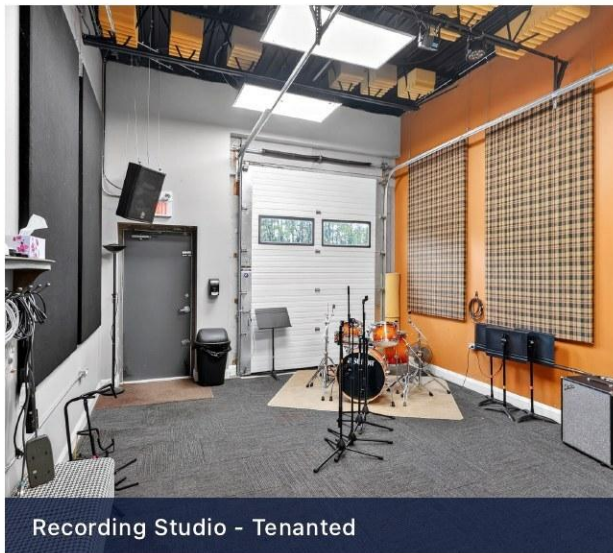
Grade-Level Overhead Door - Tenanted



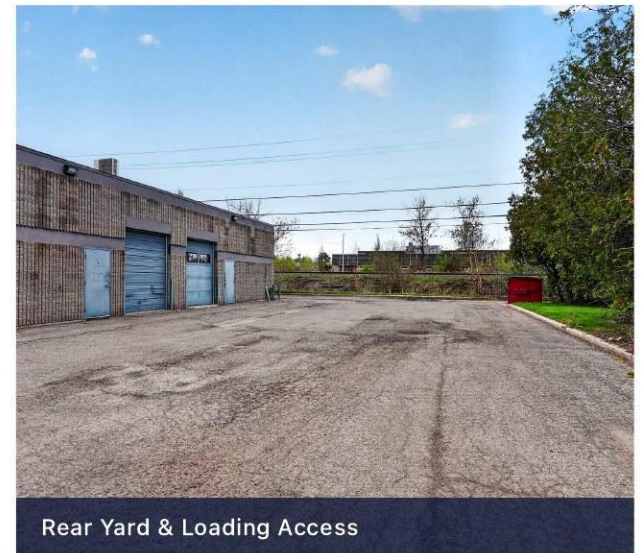
Shop / Work Area - Tenanted



Flex Studio Space - Tenanted



Recording Studio - Tenanted



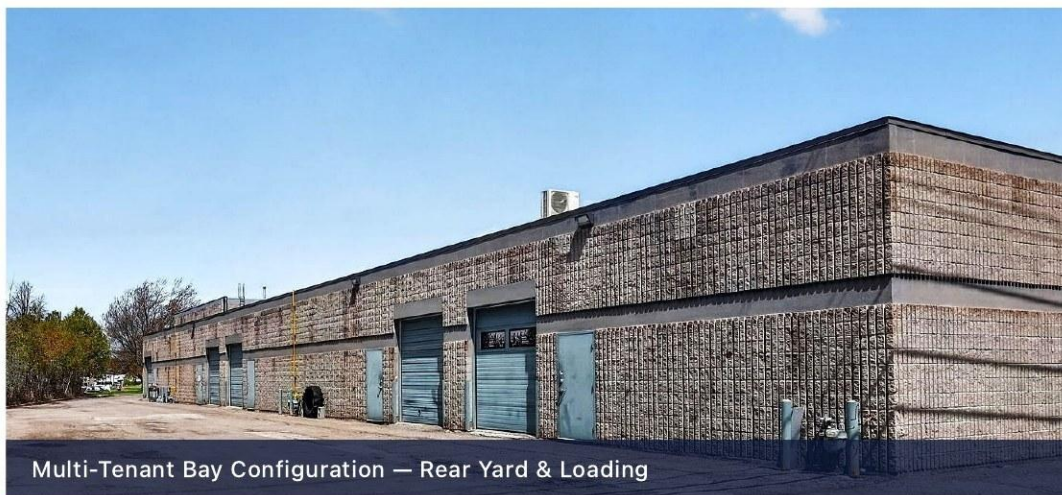
Rear Yard & Loading Access



tenancy + income



Tenanted Office Space



Multi-Tenant Bay Configuration — Rear Yard & Loading

TENANTS OFFSET YOUR MORTGAGE

Three in-place tenants generate \$91,445 of Year 1 basic rent plus cover their portion of Operating Costs. An owner-user occupying the 4,589 SF of vacant space (42% of the building) eliminates the vacancy carry. Tenant lease terms vary with a weighted average lease expiry of 2029. Owner-occupiers will enjoy the flexibility of keeping tenants long term or potentially expanding as the space becomes available.

INCOME AT A GLANCE

In-Place Tenants	3 (Pine, Technet, Road Runner)
Year 1 Basic Rent	\$91,445
Owner-User Occupancy	4,589 SF / 42%
Weighted Avg Expiry	Sep 2029
Recent Capex	Roof 2018, Paving 2017, HVAC 2016

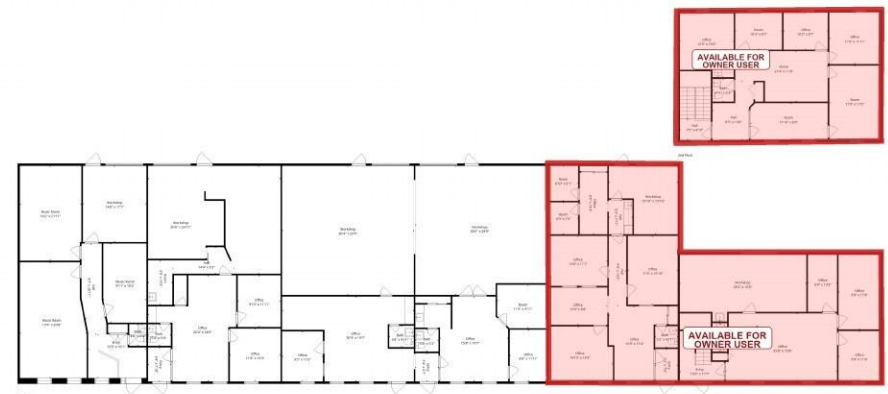


floor plans



Measurements are deemed reliable but not guaranteed.

3D RENDER



Available for Owner User

All Floor Plan Information is Provided for Reference Only and is Not Guaranteed. Buyers and Tenants should Conduct Their Own Due Diligence. Neither the Owner nor Agent Assumes Liability for Any Inaccuracies.

FLOOR PLAN — OWNER-USER AVAILABLE SPACE

9,317 SF

GROUND FLOOR (6 BAYS)

1,584 SF

2ND-FLOOR OFFICE (VACANT)

6 Grade Doors

ONE PER BAY

12' Clear

WAREHOUSE HEIGHT



colonnade business park



159 Colonnade Road South — Colonnade Business Park, Ottawa

CONNECT WHERE IT COUNTS

Colonnade Business Park was Nepean's first municipal business park. It is now an established node of office, light industrial, and flex users, adjacent to the Merivale Industrial Area and minutes from major retail at Merivale and Hunt Club. Highway 416 access is 5 km west; Highway 417 connects via Hunt Club Road East. Ottawa International Airport is a 9-minute drive.

LOCATION HIGHLIGHTS

- 5 km to Highway 416 — direct south to the 401, north to the 417
- Highway 417 access via Hunt Club Road East
- 9 minutes to Ottawa International Airport (YOW)
- Adjacent to Merivale Industrial Area & Rideau Heights Business Park
- Walking distance to Costco, Rona, Canadian Tire (Merivale & Hunt Club node)
- OC Transpo service on Colonnade Road and Merivale Road corridors

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run your numbers



Own. Occupy. Collect.

Run your own scenario. See what's possible.

Three in-place tenants generate \$91,445 of Year 1 basic rent — offsetting your mortgage from day one. Adjust loan-to-value, interest rate, amortization, and purchase price. See your effective occupancy cost in seconds.

- **Monthly Payment**
Live Canadian semi-annual math
- **Tenant Income**
\$91,445 Yr 1, escalating thereafter
- **Net Annual Cost**
Mortgage minus tenant rent
- **LTV Scenarios**
65% to 95% in one click

RUN YOUR NUMBERS →



SevaCo.ca/159Calc

SCAN TO OPEN

The dashboard features a line chart showing an upward trend from 0 to 40K over 36 periods. Below it is a donut chart with three segments. A bar chart shows stacked bars for periods 12, 18, 24, 30, 36, 42, 48, 54, and 60. A summary box provides the following details:

DEFAULT SCENARIO — \$3.6M · 75% LTV · 5.00% · 25-YR

Annual Mortgage **\$188,440**

Less: Tenant Income **(\$91,445)**
(Yr 1)

Net Annual Cost \$96,995

Adjust assumptions live to see your own scenario.

