



5500 Canotek Road
Ottawa, ON

Fully-Vacant Mixed-Use Commercial Property
for Sale in Ottawa

For Sale - \$5,375,000

**AVISON
YOUNG**



Property Details

Site Area 2.05 ac	Zoning IM Mixed Industrial Zone	Warehouse Clear Height 24 ft
Total Building Area 14,362 sf	Year Built 2004	Parking 47

Property Highlights

Corner Site in Established Business Park

Home to hundreds of growing businesses, the Canotek Business Park is one of the most well-known business parks in Ottawa. This prime location attracts entrepreneurs from across the region, and is home to many different industrial, office and recreational uses. The property is minutes from Highway 174 and is surrounded by popular amenities such as Dominion City Brewery and Almanac Bakery. It also benefits from nearby green space, including Shefford Park directly across the street, and the Greenbelt, which runs along the east side of the business park.

Premium Mixed-Use Property Supports Growth

This well-maintained building features attractive exterior glazing, well-lit office space, and a large rear warehouse. The warehouse offers 24-foot clear ceilings - a rare feature for a building of this size. The large, attractive lobby makes the property ideal for businesses with frequent customer traffic or a showroom component, while the office portion includes numerous spacious offices and meeting rooms, all brightened by windows that wrap around the building. Paired with the high-clearance warehouse, this office space makes the property highly functional and well-positioned to support a growing business.

Excess Land Provides Flexibility

With a low site coverage of approximately 11% and a partially fenced-in yard, the large lot allows for future expansion and increased parking among other options. This rare opportunity allows a purchaser to grow their footprint within a thriving business park, a strategic advantage for any thriving company.



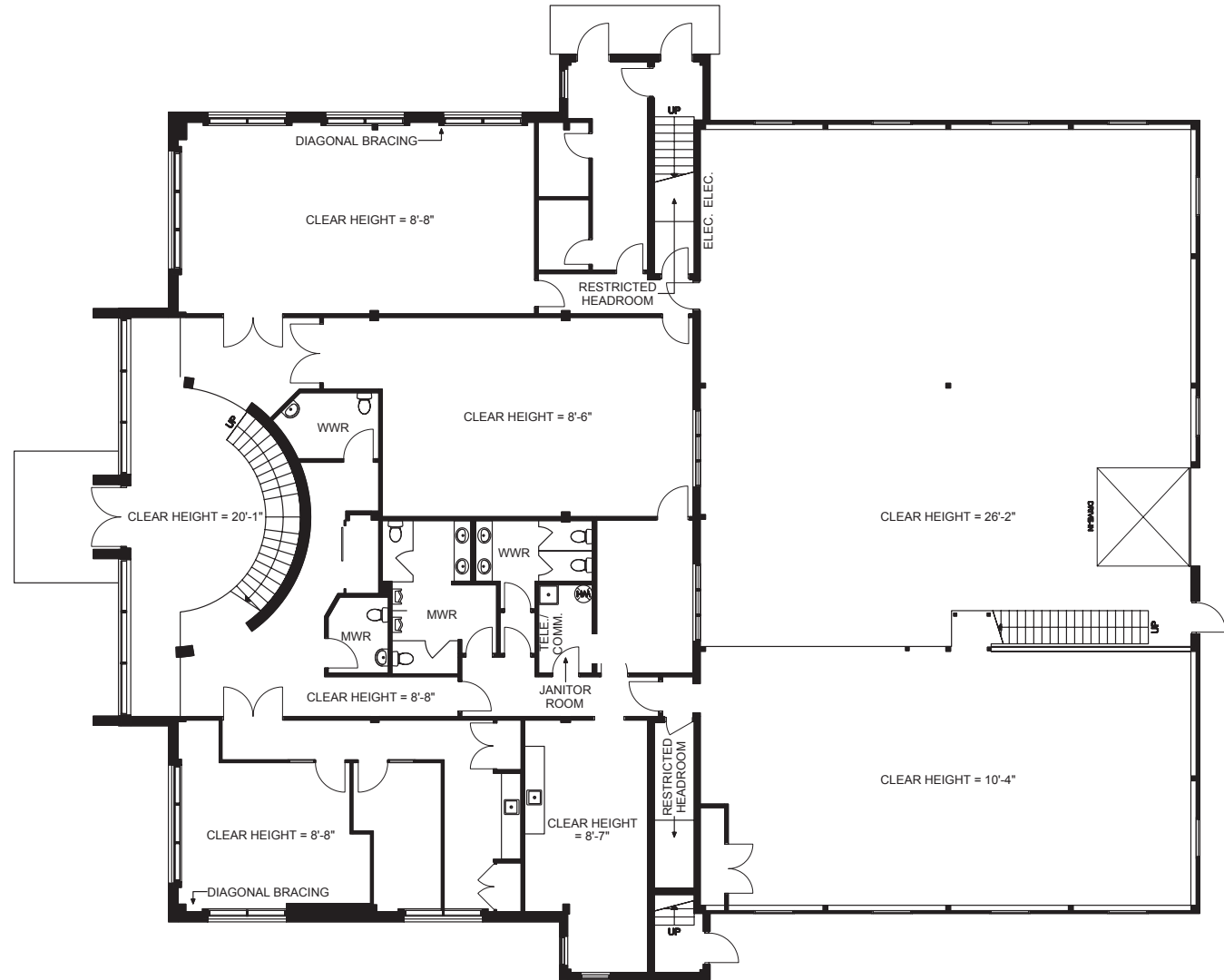
Ground Floor Spaces



Second Floor Spaces



Ground Floor Space

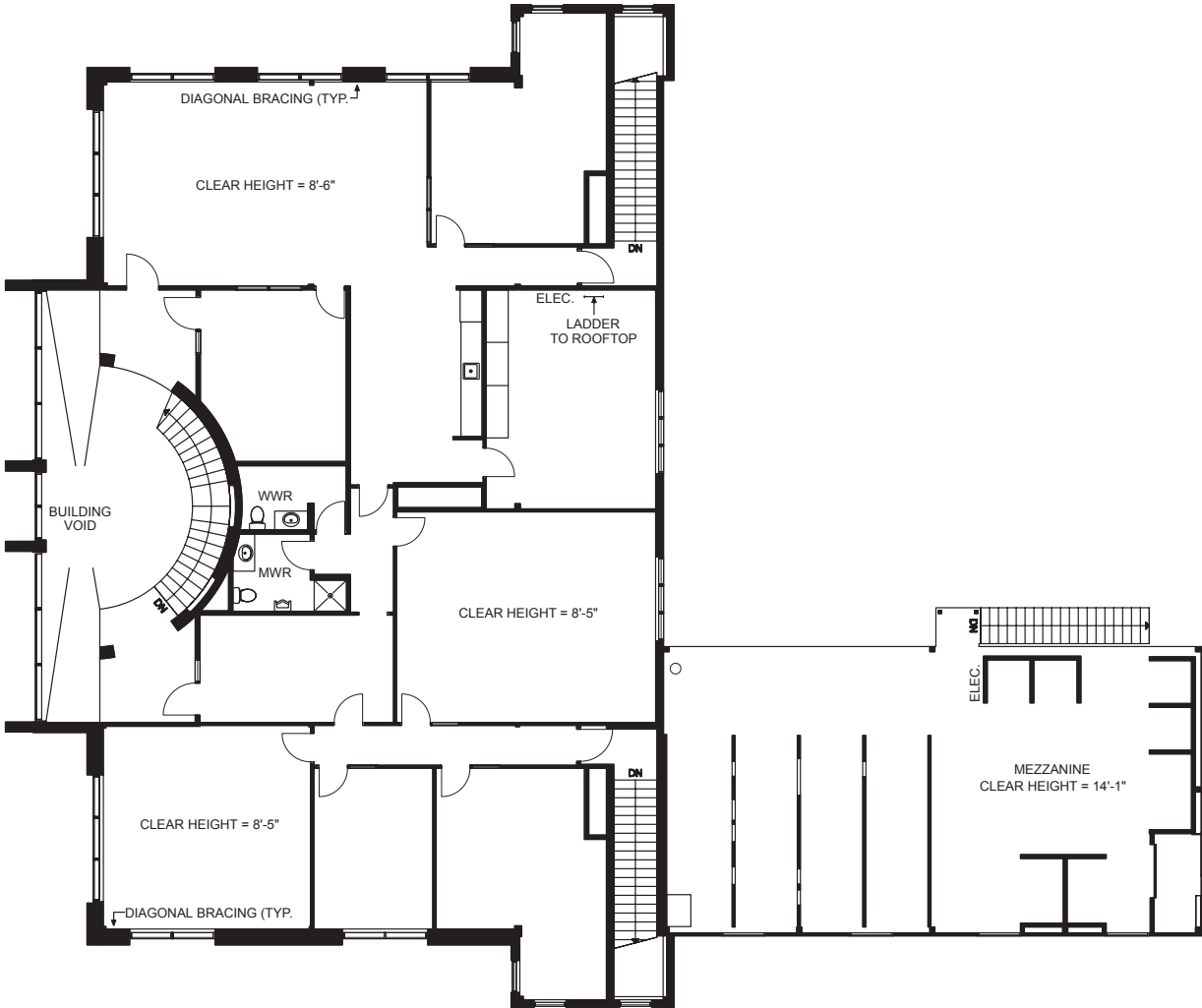


Main Level SF
8,953 sf

Office
4,818 sf

Warehouse
4,135 sf

Second Floor Space



Second Level SF
5,407 sf

Office
4,008 sf

Mezzanine
1,400 sf

Amenity Highlights

The surrounding area offers a healthy mix of industrial and office uses, along with a growing roster of recreational amenities. Nearby attractions include the newly renovated Richcraft Sensplex, Dominion City Brewery, and Daniel Alfredson’s Padel & Friends. With excellent connectivity via Canotek and Montreal Road, the site provides seamless access to the many amenities in the area.

	Amenity	Distance
01	Shefford Park	25m
02	Almanac	220m
03	Dominion City Brewery	300m
04	Padel & Friends	600m
05	Petro Canada	1.4km
06	McDonald’s	1.5km
07	Scotiabank	1.5km
08	Tim Hortons	1.6km
09	Richcraft Sensplex	1.7km
10	Max Volley	1.7km

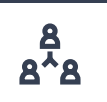


Demographics (3km radius)



25,208

Population (2023)



30,551

Population (2033 projection)



2.1%

Annual growth rate (2023-2033)



\$126,452

Average household income



\$113,819

Average household expenditure



6,333

Daytime employment (employee count)

Demographic data provided by CoStar Group.

AVISON YOUNG

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