



# FOR SALE OR LEASE

1097 Parisien Street, Ottawa ON



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**CDNGLOBAL**<sup>®</sup>  
Commercial Real Estate Advisors

# PROPERTY OVERVIEW

<b>ADDRESS</b>	1097 Parisien Street
<b>PIN</b>	042630070
<b>BUILDING SIZE</b>	Approx. 3,482 sq.ft.
<b>BREAKDOWN</b>	2,146 sq.ft. warehouse 1,336 sq.ft. office
<b>ZONING</b>	IL2 F(0.7) H(14)
<b>LAND SIZE</b>	Approx. 5,000 sq.ft.
<b>FRONTAGE</b>	50 Feet
<b>DEPTH</b>	100 Feet
<b>YEAR BUILT</b>	Circa 1968, renovated 2021-2022
<b>LOADING</b>	One (1) electric grade level door
<b>POWER</b>	3 Phase, 600 Volts, 100 Amps
<b>PARKING</b>	3 parking spaces (7 to 8 stacked)
<b>PROPERTY TAXES</b>	\$13,086.10 (Final - 2024)
<b>ASKING PRICE</b>	\$1,295,000.00
<b>RENTAL RATE</b>	\$18.00/SF NNN - "As Is"
<b>OPERATING COSTS</b>	\$4.70/SF (2025)



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CDN GLOBAL (OTTAWA) LTD. is pleased to present the opportunity to purchase or lease 1097 Parisien Street, Ottawa, ON.

### QUEENSWAY LOCATION at St. Laurent Boulevard

Fully air-conditioned light industrial building with 3 phase, 600 volts, 100-amp power. Many renovations completed in 2021-2022 including: installation of a membrane roof over plywood sheathing with six vent towers and two aluminum exhaust stacks, back-flow water prevention valve, horizontal steel I-beam support, electrical panel, and in the warehouse 50% of the concrete floor is new. Office includes two (2) private offices, boardroom, wet coffee station, full lunchroom including sink and cupboards/cabinetry. There are also two (2) washrooms. Built in desks included in reception area / front office. Parking can be expanded to 7 or 8 spaces. Clean Phase I Environmental Report completed in September 2022.

Operating Costs include property taxes and building insurance. Additionally, the Tenant shall be responsible at his own expense for liability insurance, water/sewer charges, lawn maintenance, snow removal, and heat and hydro.

# INCLUSIONS / EXCLUSIONS

## INCLUSIONS

Hot water tank. Small desk in the small office. Boardroom table and chairs. Large fridge in kitchen.

## EXCLUSIONS

Small compressor. Microwave.

The following exclusions are required to operate the Seller's heavy machinery and need to remain with the Seller:

One (1) large compressor for the plasma machine. Air chiller connected to the large compressor. Lincoln Electric ventilation system hooked up to the plasma machine. Air line cooler attached to large compressor. Step-down transformer for the plasma machine. Booster pump on the water line to the plasma machine. Two (2) water line filters installed behind/near CNC computer (1 blue, 1 black). Water pressure control valve and gauges installed behind CNC computer. Air pressure control valve installed behind/near CNC computer. Electrical shutoff distribution boxes connected to the heavy machines in the shop.











ST. LAURENT SHOPPING CENTRE

SUBJECT PROPERTY

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