

QU
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COMMERCIAL SPACE- FOR SALE OR LEASE
150 KATIMAVIK ROAD, KANATA

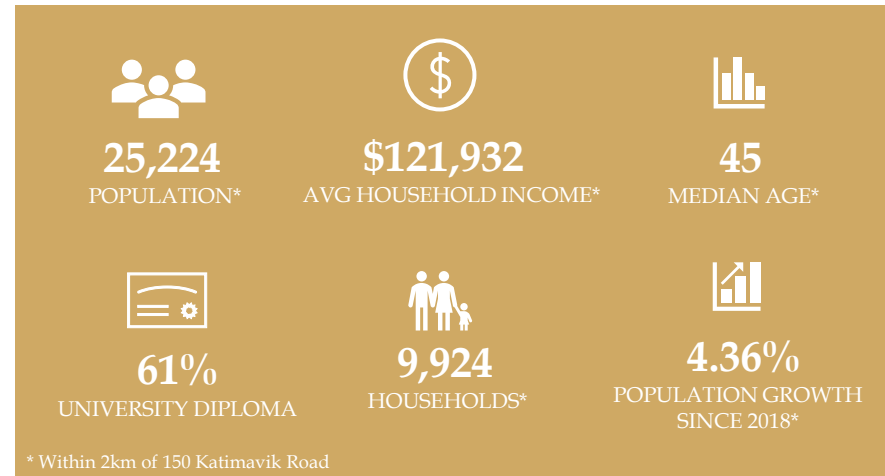
150 KATIMAVIK ROAD

AVAILABILITY DETAILS

Premises	Type	Size (SF)	Purchase Price	Base Rent (PSF)	CAM (PSF)	Property Tax (PSF)
Units 26-32	Mixed	6,466	\$1,455,000	\$15.00	\$ 11.12 (est. 2024)	\$4.68 (est. 2022)

LOCATION DETAILS

- One-storey shopping centre with three-storey office complex easily accessible from HWY 417 in Kanata.
- The premises is within a **mixed-use development** anchored by Food Basics.
- OC Transpo transit stop located directly on site and in proximity to Terry Fox OC Transpo terminal and future Kanata LRT station.
- Unit is currently **fully buildout** with multiple enclosed offices,, large open area, washrooms and kitchenettes.
- Opportunity for **professional services, retail, office, recreational or daycare** use with play area adjacent to the unit.



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QUBE PROPERTIES LTD.
REAL ESTATE BROKERAGE
255 MICHAEL COWPLAND
DRIVE OTTAWA ON K2M 0M5

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GROUND FLOOR



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SITE PLAN



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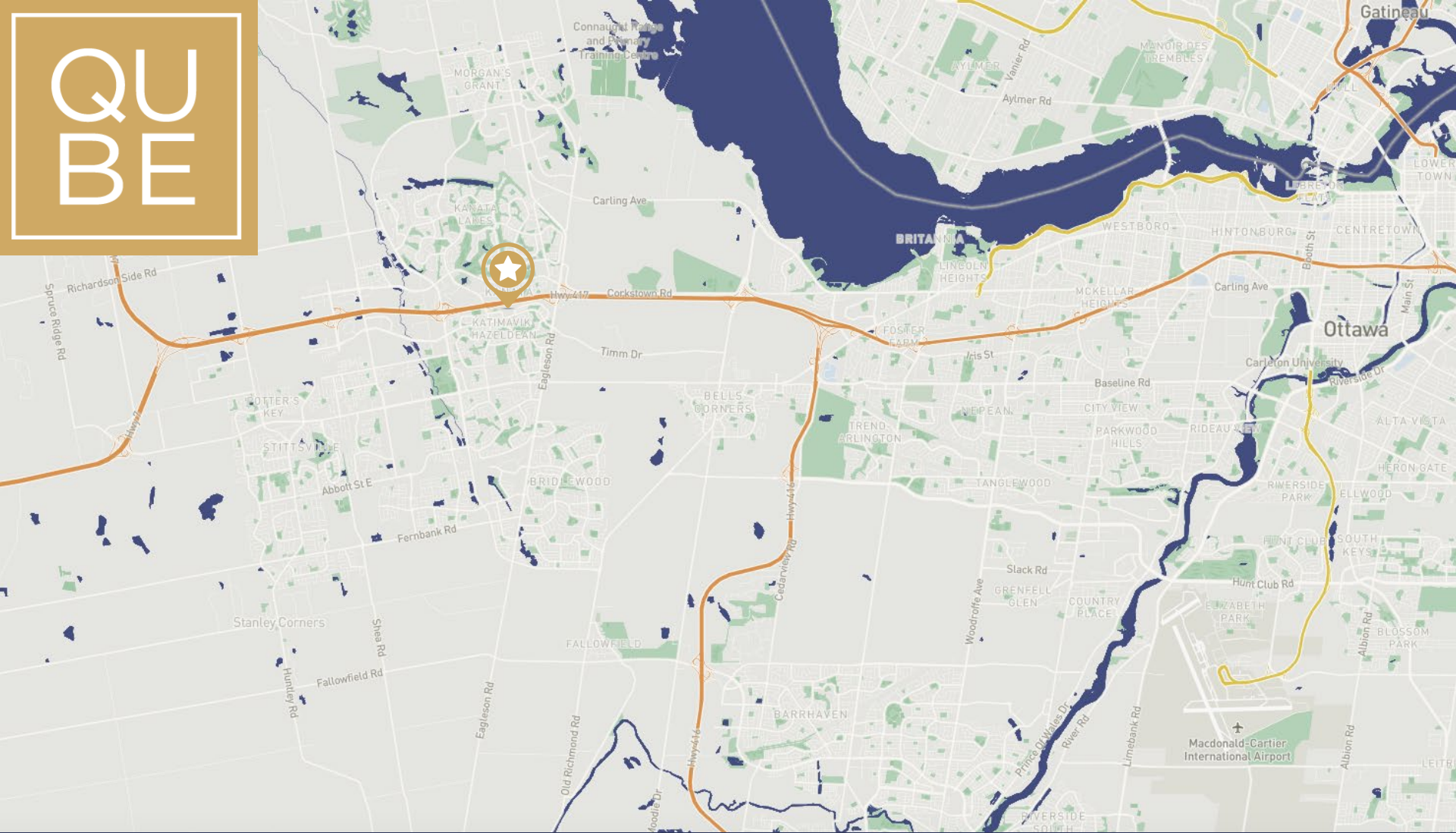
DRIVE OTTAWA ON K2M 0M5

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UNITS 26-32, 150 KATIMAVIK ROAD



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