

13,450 SF
INDUSTRIAL WAREHOUSE/OFFICE



FOR SALE

**2210 CAVANMORE ROAD,
CARP, ON K0A 1L0**

Geoffrey H. Godding, CPM
COMMERCIAL REALTOR®
613.720.1186
geoffg@bell.net

Royal LePage Integrity Realty
2148 Carling Ave. Units 5 & 6
Ottawa, ON K2A 1H1
INDEPENDANTLY OWNED AND OPERATED

Kylene Gillies,
COMMERCIAL REALTOR®
613.859.8998
kylene@royallepage.ca

\$2,8000,000

Property Features

- ❖ Office warehouse building on 1.312 acres
- ❖ Approx. 10,000 sq ft warehouse
- ❖ Approx 2,250 sq ft office and addition approx. 1,200 sq ft.
- ❖ The addition was installed without a permit.
- ❖ Total Building area is 13,450
- ❖ The city has advised a permit can be applied for or the addition removed
- ❖ 2 Grade Level Doors,8' (W) by 12' (H) and 11' 10" (W) by 12' (H)
- ❖ Warehouse is clear span at 16' 2" to the roof deck
- ❖ A phase 2 inspection is complete
- ❖ Zoned RG5
- ❖ Video [Link](#)



PROPERTY OVERVIEW

Royal LePage® is a registered trademark of Royal Bank of Canada and is used under license by Residential Income Fund L.P., Bridgemarq Real Estate Service Inc. and Bridgemarq Real Estate Service Manager Limited. All offices are independently owned and operated, except those marked as indicated at rlp.ca/disclaimer. Not intended to solicit currently listed properties or buyers under contract. The above information is from sources believed reliable, however, no responsibility is assumed for the accuracy of this information. ©2025 Bridgemarq Real Estate Service Manager Limited. All rights reserved.