



Light Industrial Building **FOR SALE**

255 Ste. Anne Avenue,
Ottawa



Integrity. Dedication. Professionalism

District Realty
Corporation Brokerage
districtrealty.com

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Ottawa

Price

\$2,600,000.00



Key Features

Building 10,814 sf **Site Area** 12,421 SF | 0.285 Acres

Zoning N4B H(11) **Ceiling** 12'6" clear

Power 400A / 600V **In-floor radiant heating**

2 Grade level OH doors **New on-demand boiler**

• **Versatile industrial asset** capable of accommodating a broad range of tenant profiles, including trades, logistics, service-commercial, light manufacturing, and fabrication users.

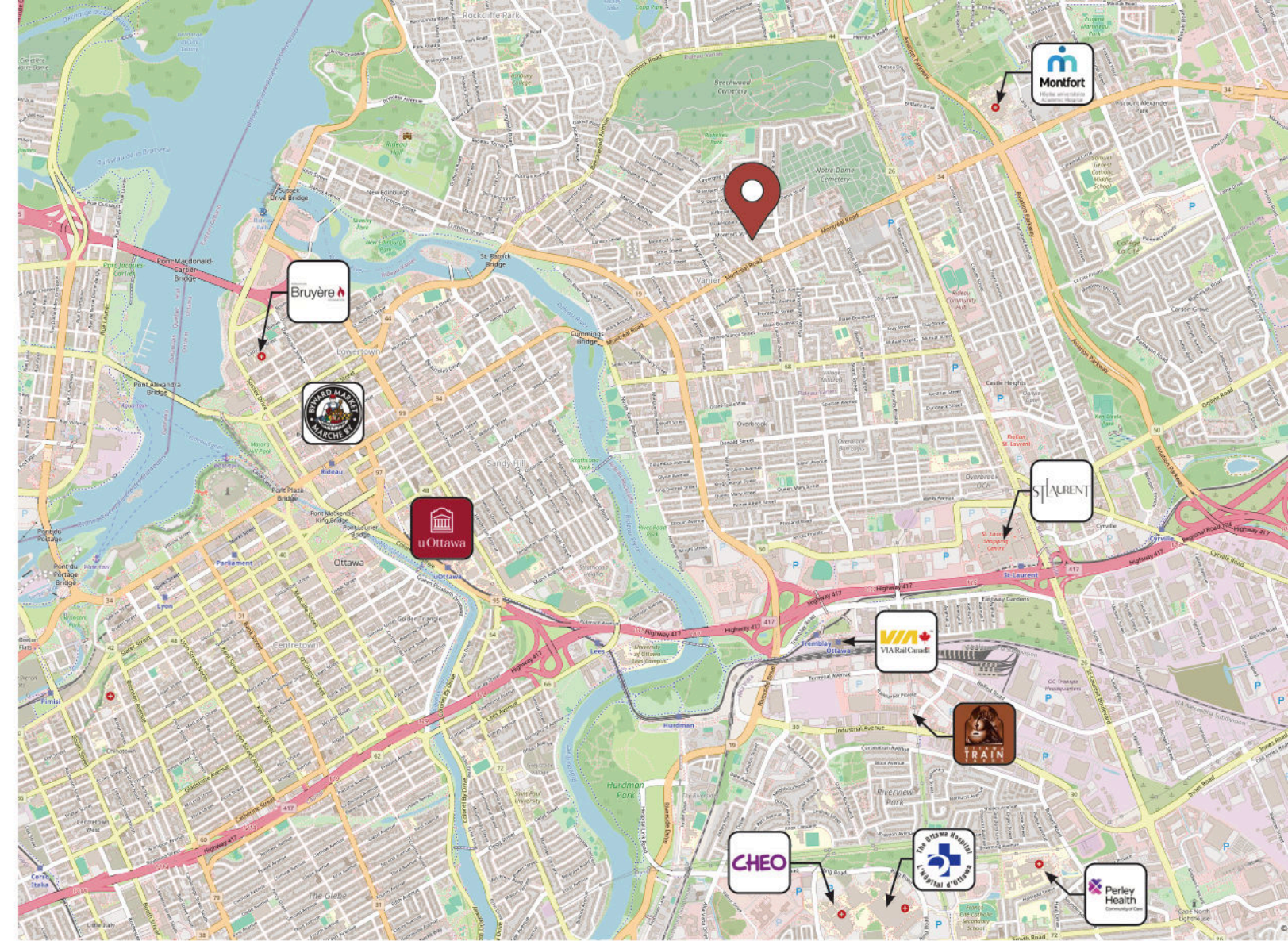
• **Flexible zoning** framework supports diverse industrial and commercial uses, enhancing tenant demand and long-term leasing optionality.



Highlights

255 Ste. Anne Avenue presents a rare opportunity to acquire a well-located urban industrial asset in one of Ottawa's most supply-constrained industrial markets. Combining functional warehouse infrastructure with a highly accessible central location, the property is positioned to benefit from sustained demand for infill industrial space driven by logistics, service-commercial, and light industrial users.

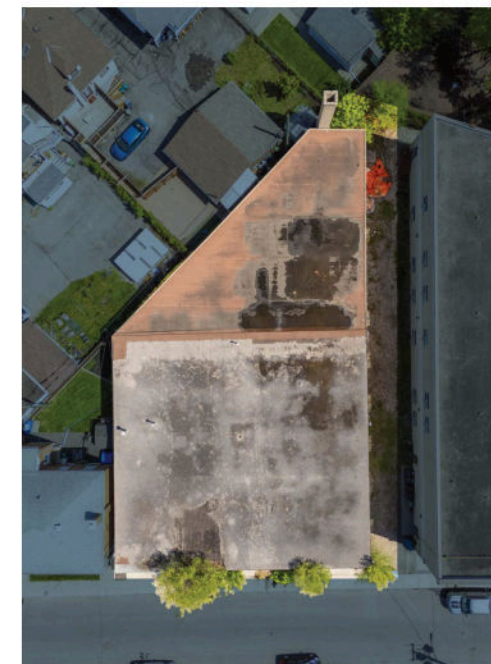
The 10,814 SF facility offers desirable industrial fundamentals, including two grade-level loading doors, 12.5-foot clear heights, upgraded 400A/600V electrical service, in-floor radiant heating, and a new on-demand boiler. Its versatile configuration appeals to a broad range of occupiers, supporting tenant diversification and long-term leasing flexibility while benefiting from immediate access to Highway 417, downtown Ottawa, and the city's major employment and commercial nodes.



Location Overview

255 Ste. Anne Avenue is strategically located within Ottawa's established Vanier neighbourhood, offering direct access to downtown Ottawa, Highway 417, and the city's primary transportation corridors. Its central infill location provides connectivity to a large labour pool, major employment centres, and densely populated residential communities, supporting a broad range of industrial and service-commercial users.

Positioned near Ottawa Train Yards, St. Laurent Shopping Centre, Montfort Hospital, and the Rideau Centre, the property benefits from strong surrounding infrastructure and a full complement of nearby amenities. Combined with limited industrial supply in Ottawa's urban core, these locational advantages support sustained occupier demand and long-term investment appeal.



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Floor Plan

10,814 SF

Functional Warehouse Configuration

Efficient 10,814 SF layout designed to support warehousing, fabrication, service-commercial operations, and logistics. Open industrial area with flexible space planning opportunities for production, storage, showroom, or operational uses.

Upgraded Building Systems

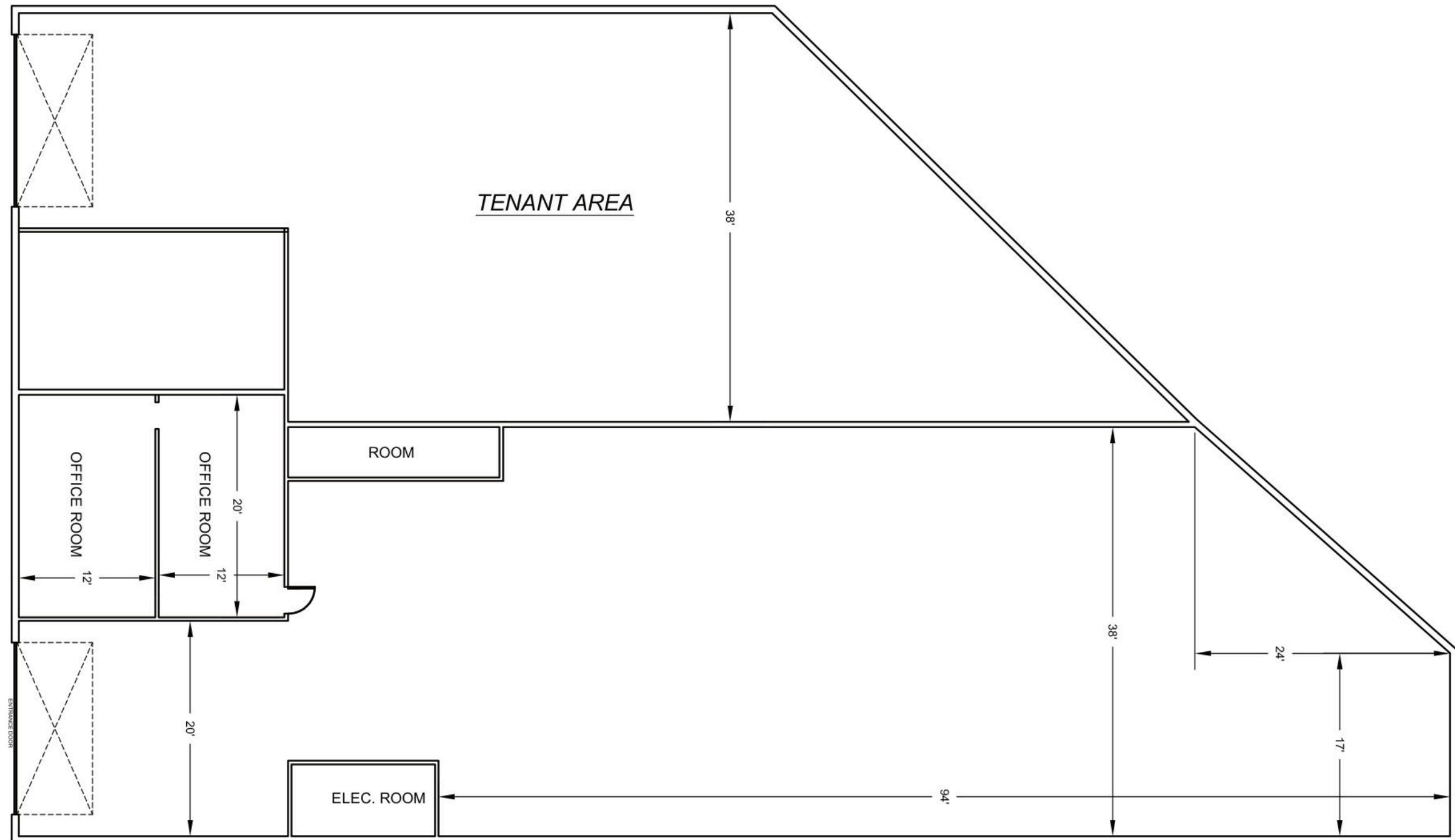
400A / 600V electrical service accommodates power-intensive operations and specialized equipment. In-floor radiant heating provides efficient, comfortable year-round climate control. New on-demand boiler system offers improved operational reliability and energy efficiency.

Dual Grade-Level Loading

Two grade-level drive-in loading doors support streamlined shipping, receiving, and vehicle access. Ideal for contractors, trades, delivery fleets, and light industrial users requiring operational efficiency.

Urban Industrial Flexibility

Suitable for a wide range of permitted industrial and commercial users including urban logistics, creative production, studios, light manufacturing, and distribution. Functional blend of warehouse and office components supports operational and administrative needs under one roof. Rare opportunity for adaptable industrial occupancy within Ottawa's urban core.



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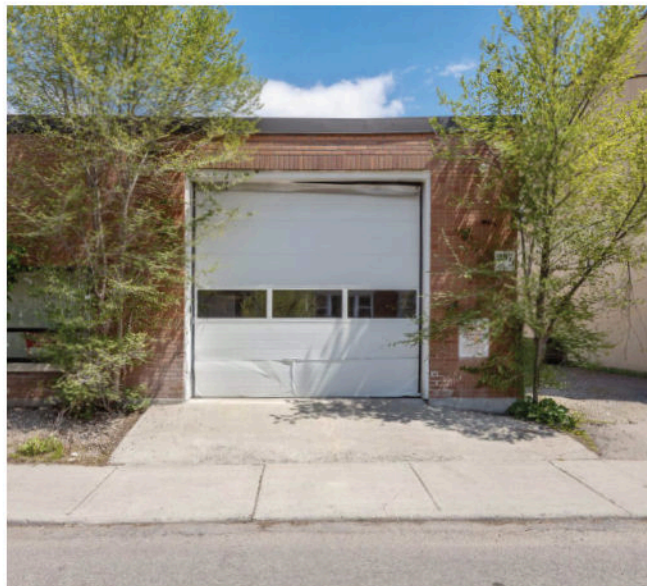
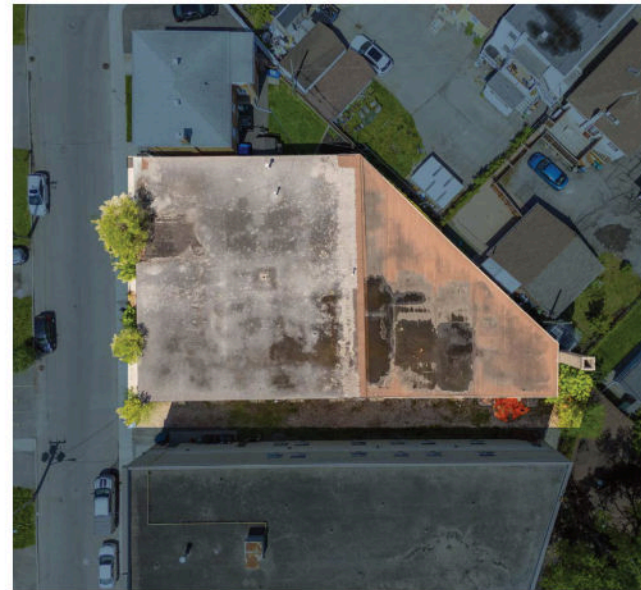
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AREA MAP

255 Ste. Anne Avenue is strategically positioned within Ottawa's established Vanier district, offering investors exposure to a centrally located urban industrial asset with exceptional connectivity to Highway 417, downtown Ottawa, and the city's major commercial corridors. The property's infill location provides efficient access to key employment nodes, transportation networks, and densely populated residential areas, supporting a broad and diversified tenant base.

Surrounded by extensive retail, service, healthcare, and transit infrastructure, the area benefits from strong locational fundamentals that continue to attract industrial, service-commercial, and last-mile distribution users. As urban industrial supply remains constrained in central Ottawa, the property's accessibility, functionality, and proximity to major demand generators position it to capitalize on sustained tenant demand and long-term value appreciation.

Exceptional Central Connectivity

Quick access to Highway 417, downtown Ottawa, and key east-west transportation corridors.

Vibrant Business Community

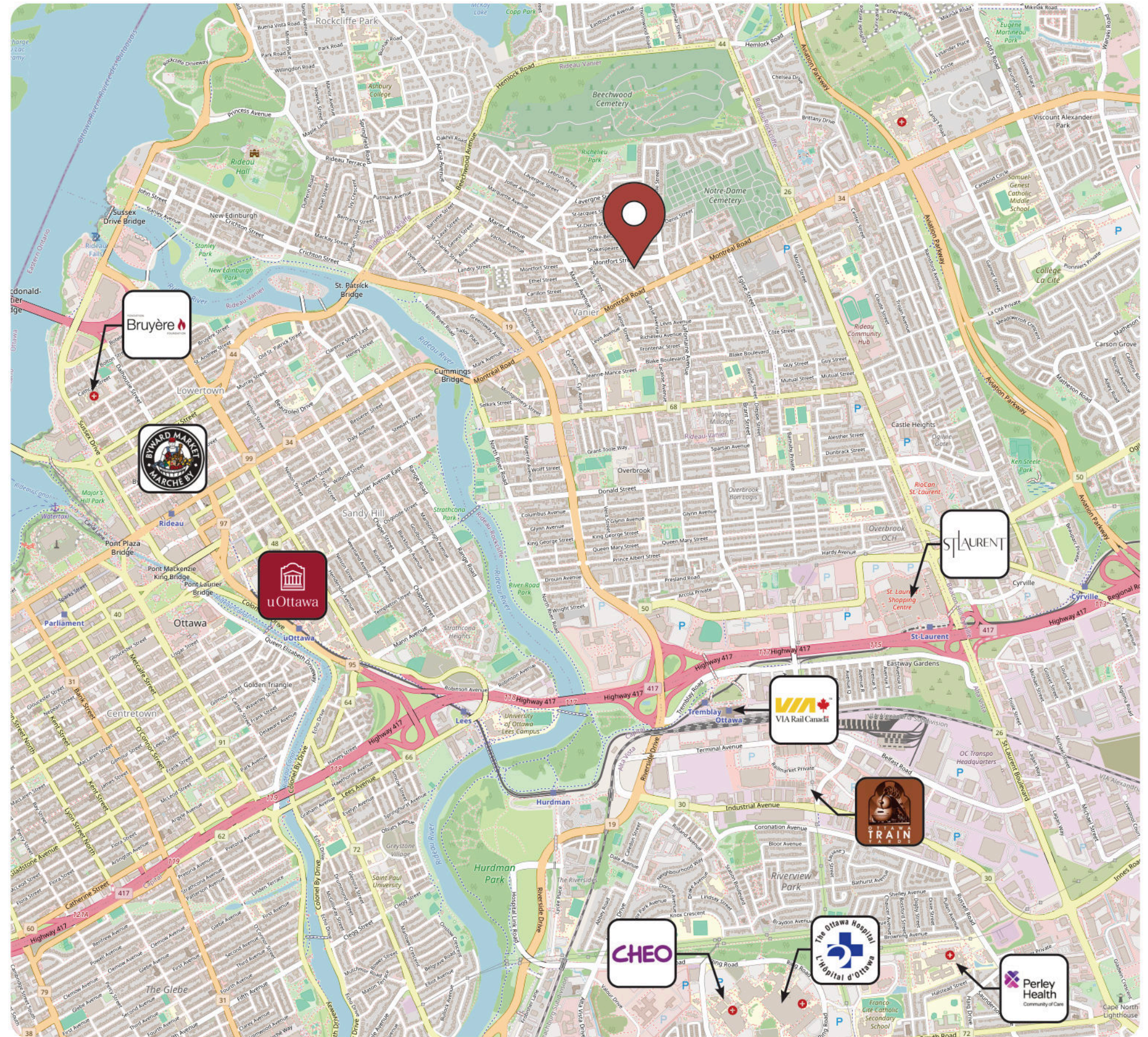
Surrounded by retail, dining, shopping centres, healthcare services, and daily conveniences.

Strategic Vanier Positioning

Centrally located to efficiently service clients, projects, and deliveries throughout Ottawa.

Ideal for Urban Industrial Users

Well-suited for logistics, contractors, service-commercial operators, fabricators, and distribution businesses.



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Demographic Data

The surrounding 5 km area is characterized by a large and growing urban population, a highly educated resident base, and a diverse employment profile that supports a broad range of commercial and industrial occupiers. The area's mix of professional, technical, service, and trade-oriented workers contributes to a deep labour pool, enhancing tenant attraction and long-term occupancy fundamentals.

As one of Ottawa's most established urban districts, the neighbourhood benefits from strong population density, ongoing household growth, and excellent connectivity to major employment, retail, and transportation nodes. These demographic and locational fundamentals support sustained demand for industrial and service-commercial space, providing investors with exposure to a resilient urban market with long-term growth potential.

Labor Force Participation

64%

within a 5 km radius, a highly active working demographic with most employed in sales & services, education, business & finance, government, and social sciences.

Household Characteristics

One or two-person households dominate making up 77%, with household growth expected to reach

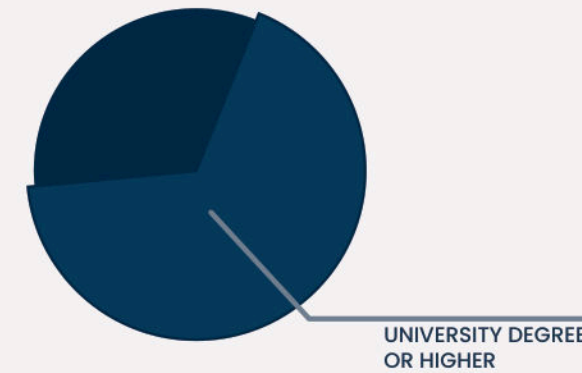
23% BY 2033



Over 24,800 new households are expected by 2033 - sustained demand that supports long term leasing stability.

Educational Attainment

Over 67% residents hold a University Degree or higher within a 5 km radius.



Income Levels

With 33% earning under \$40,000, the range of average household incomes is:

\$59K TO \$90,769K

Population Growth

The population within a 5 km radius is projected to reach 252,263 by 2033.


19.4% GROWTH BY 2033

Age Distribution

The neighbourhood is overwhelmingly working age, with over 81% of the population under 65, reinforcing its strong tenant base of young professionals and active adults.

MEDIAN AGE IS

44



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