

# Railyards At Southkeys

INDUSTRIAL CONDOMINIUM - LEASE OR PURCHASE OPPORTUNITY

1319 Johnston Road, Ottawa



QUBE PROPERTIES LTD. BROKERAGE | 255 MICHAEL COPWLAND DRIVE | OTTAWA, ON

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## Hunt Club & South Key's Newest Industrial Development Coming Soon

Available      Leased / Sold

- Flex units which cater to a wide variety of industrial, showroom, office and recreational users.
- Clear heights ranging from 18' to 32' clear.
- Both purchase and lease options available with competitive financing options.
- Grade level loading included in each unit with ability to add dock level loading.
- Purchase price is \$335 PSF and includes steel mezzanine covering 30% of unit footprint. Purchase price is \$405 PSF if no mezzanine required.
- Condominium fees and Taxes estimated at \$6.50 (2025)
- Expected occupancy Q2 2026.

A (1)	2,461 SF - 4,922 SF
B (1)	LEASED/SOLD
C (1)	2,615 SF - 10,461 SF
D (3)	Coming Soon
E (3)	Coming Soon
F (3)	2,467 SF - 13,570 SF
G (2)	2,719 SF
H (3)	3,792 - 16,431 SF

\*() indicates the Building Phase Number. Square footage inclusive of 30% mezzanine.

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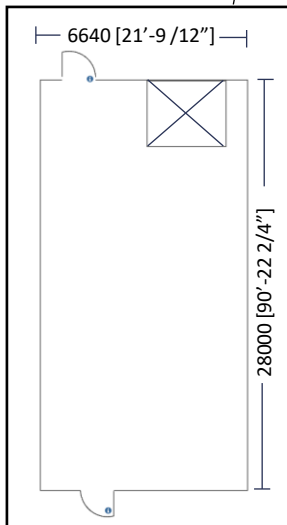
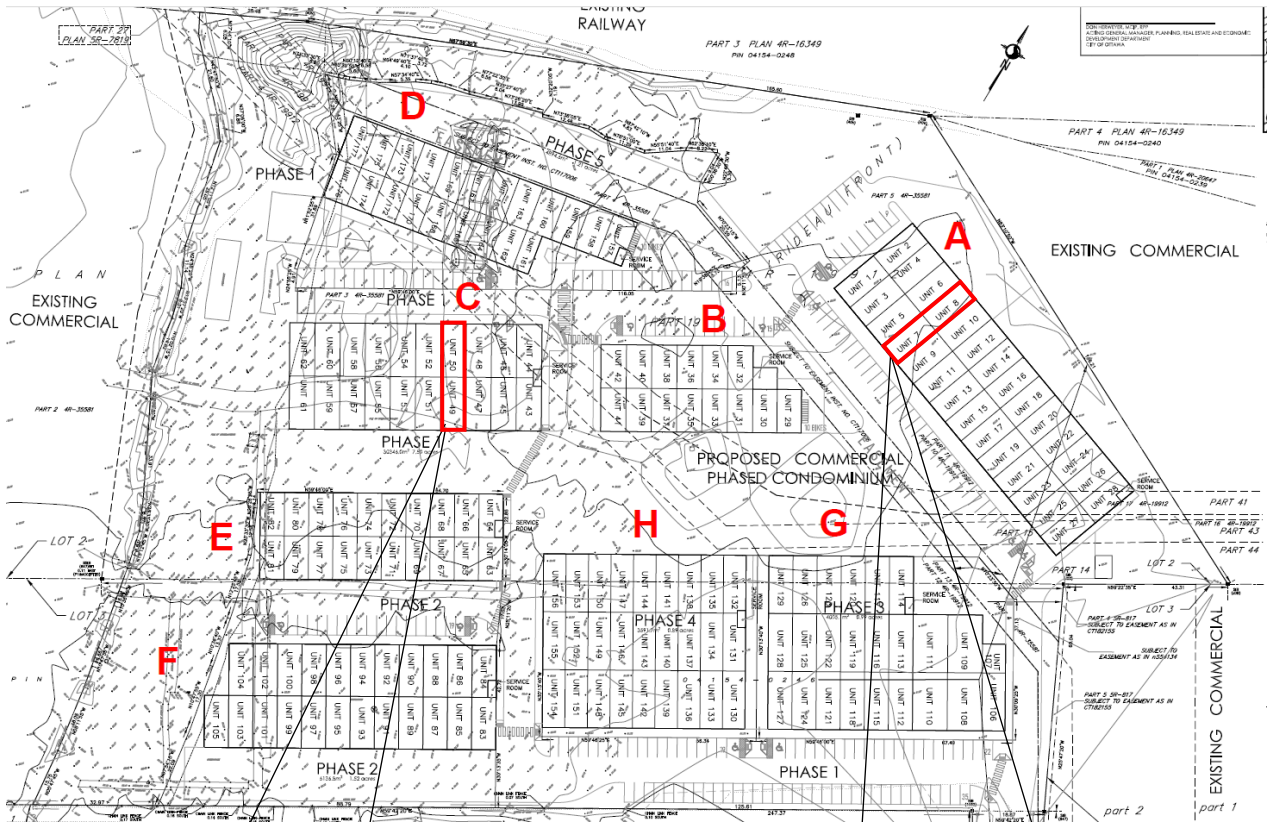
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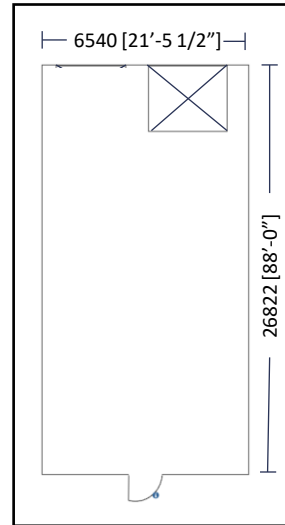
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# 1319 Johnston Road | Site and Floor Plan



- Units available starting at 2,000 SF + 30% mezzanine before increments
- 24' clear height
- Grade loading



- Units available in 1,900 SF + 30% mezzanine before increments
- 24' clear height
- Grade loading

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# 1319 Johnston Road | Renderings & Aerial View



# 1319 Johnston Road | Site Overview



- Access to Highway 417 via Walkley Road, Bank Street and Hunt Club Road and proximity to Greenboro LRT station at South Keys.
- The 2021 Federal Census highlights South Keys' population of 148,245 people, a 5.9% increase over the 2016 census.
- Nearby amenities include South Keys Shopping Centre, The Home Depot, Southbank Dodge Chrysler Jeep RAM Dealership, as well as several housing developments in the vicinity.



**\$109,057**  
Household Income



**63,098**  
AADT  
Bank Street/Hwy417



**141,047**  
Daytime Population

\*Within 5km Radius

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# 1319 Johnston Road | Zoning Overview



## Permitted Zoning Uses (Light Industrial):

- Animal Hospital
- Athletic Facility
- Automobile Dealership
- Broadcasting Studio
- Catering Establishment
- Day Care
- Drive-Through Facility
- Medical Facility
- Municipal Service Centre
- Office
- Personal Brewing Facility
- Personal Service Business
- Place of Assembly
- Printing Plant
- Production Studio
- Research and Development Centre
- Restaurant
- Service and Repair Shop
- Technology Industry
- Training Centre
- Warehouse



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Compare	Own	Lease
Unit Size (Square Feet)	3,000	3,000
Purchase Price / Net Rate PSF	\$1,005,000	\$20.00
10-Year Interest/Rent Expense	\$350,526	\$656,983
Principal Pay-Down / Recovery	\$250,704	\$0
Asset Appreciation	\$306,297	\$0
Equity Built	\$557,001	\$0
Rental Expense Saved	\$306,457	\$0

## Assumptions:

- Based on a Purchase Price of \$335 per square foot on 2,300 SF of ground floor space + 700 SF mezzanine.
- Lease rate assumes 2.0% annual escalations over a 10-year term; assuming a 3.0% annual asset appreciation.
- Payments are NET of operating expenses and real estate taxes.
- Based on a 6.0% mortgage with 20-year amortization period and 30% down payment

## Ownership Benefits:

- Provides an owner the ability to begin building equity in real estate through principal pay-down and potential for significant capital appreciation
- Mitigate risks associated with leasing including rent increases and business disruption
- Businesses can take advantage of favourable borrowing terms for owner users, primarily with lower down payment required.
- Potential to realize tax efficiencies through depreciation of the asset, and deduction of interest and other mortgage-related expenses
- Liquidity – sale of asset to free up equity to redeploy in the business, or to enhance the sale of your business

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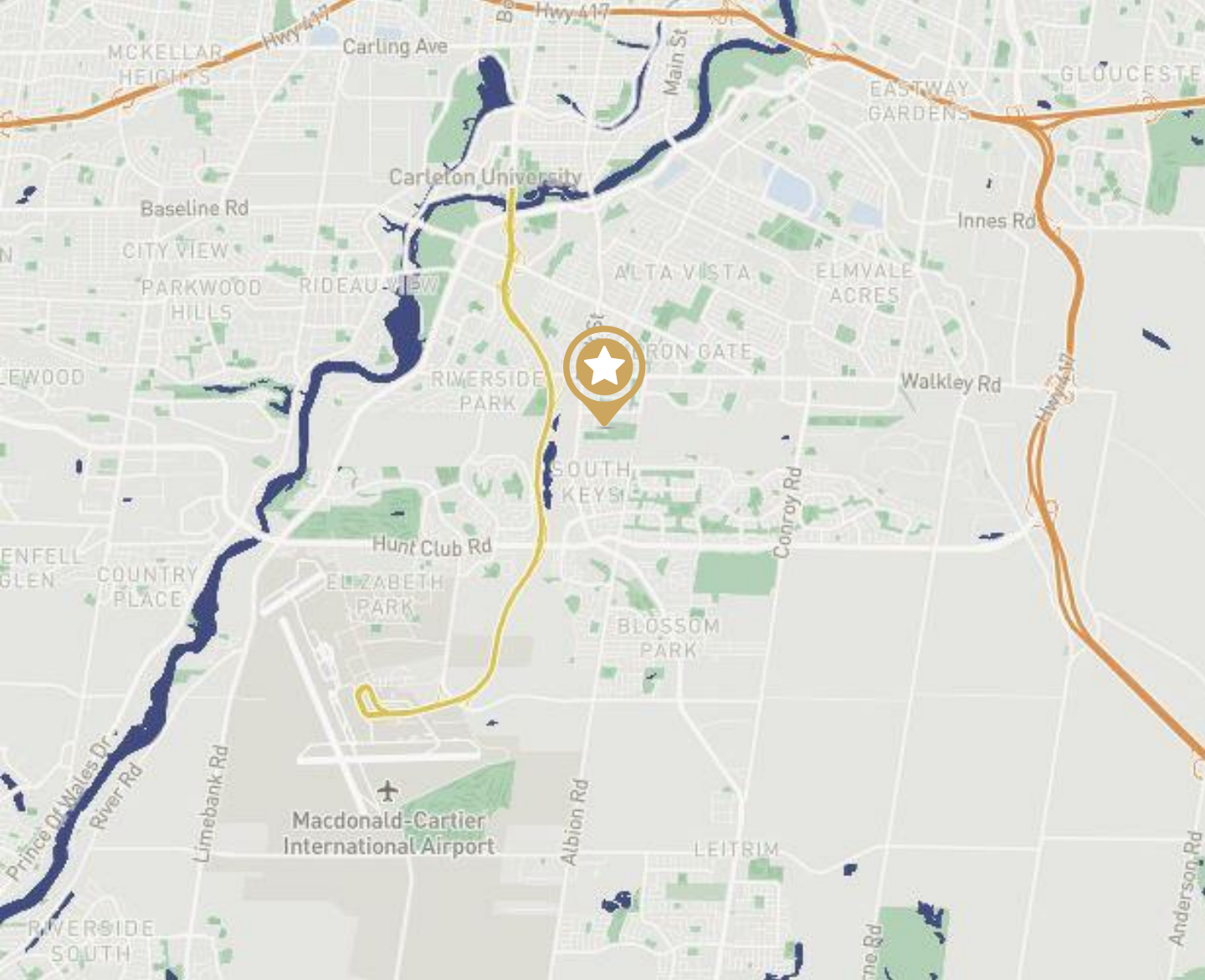
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