

Commercial Condos For Sale

The Condos @ Denzil Doyle Court

Starting At \$425,000



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property summary



VIDEO

PROPERTY DESCRIPTION

The Condos @ Denzil Doyle Court are home to a vibrant mix of tech, consulting and service-oriented firms. This location offers a quiet, professional setting that supports focus and growth. This is an exciting opportunity to own your commercial condominium unit in the heart of Kanata South.

OFFERING SUMMARY

| | |
|-------------|--------------------------------|
| Sale Price: | \$425,000 - \$1,315,000 |
| Lot Size: | 1.86 Acres |
| Unit Size: | 1,350sf can be combined |
| Condo Fees: | \$618.75/m incl. all Utilities |

PROPERTY HIGHLIGHTS

- At 1,350 SF, with ample on-site parking, these commercial condominium units offer a rare opportunity to scale your real estate along with your business
- These condos are well suited for businesses of a wide range of uses, with warehouse, light manufacturing & assembly, retail/service businesses and office uses combining to create a vibrant entrepreneurial community
- Flexible zoning of business park industrial (IP4) allows for a variety of different businesses such as office, warehouse, food services, fitness, etc.
- Some units remaining. Contact agent to discuss combinations beyond those listed here.
- Condo fees include all utilities.
- Select vacant units available for immediate occupancy!

condos

| ADDRESS | SIZE | SALE PRICE | STATUS | DESCRIPTION |
|-----------------|----------|---------------|----------------|---|
| Units 114 + 115 | 2,700 SF | \$1,315,000 | Available | Side-to-side, double ground floor Unit with 2 overhead doors. Wall can be partially demolished to create 1 large 2700sf unit. Base building, ready to move in within 60 days of a firm contract. |
| Units 117 + 217 | 2,700 SF | Contact Agent | Under Contract | Well appointed upper & lower units combined. Upper and ground floor units combined. This combination of units offers the best of both worlds - hard to find, wide open warehouse space with an overhead door, as well as with excellent 2nd floor office space, boasting one closed office and two large areas open areas. 2nd floor was formerly occupied by a creative agency offering photography and podcasts. |
| Units 115 + 215 | 2,700 SF | \$1,075,000 | Available | Recently renovated office unit. Open concept with a brand new kitchenette and roller shades, ready for your team to occupy. |
| Unit 213 | 1,350 SF | \$425,000 | Available | Open-Concept, ground floor unit, formerly occupied by a strength and conditioning business. Available within 30 days of contract. |
| Unit 107 | 1,350 SF | \$659,000 | Available | Front-to-back, double ground floor unit with 2 overhead doors, opened up to create 1 large 2700sf unit. Base building, and ideal for warehouse or light manufacturing company allowing for deliveries through 108 and finished product pickup from Unit 118. Available immediately. |
| Units 108 + 118 | 2,700 SF | \$1,300,000 | Available | |

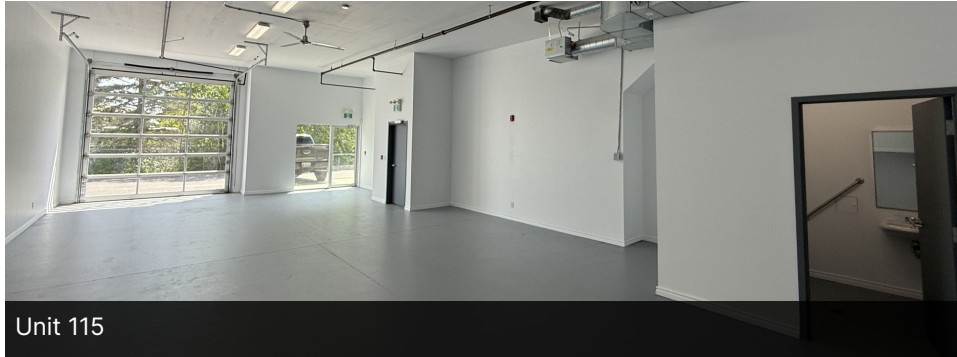
ground floor plan



2nd floor plan



additional unit photos



neighborhood map

