SALES BROCHURE

2310 St. Laurent Boulevard
Suites 316-320

ZINATI REALTY
COMMERCIAL BROKERAGE

2310 ST. LAURENT BLVD

Ottawa, ON K1G 5H9

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Five commercial condo units for sale in the St. Laurent Business Court close to Walkley and Conroy Road. Combination of upper (walk-up) and ground level adjoining units ranging from 1,119 SF up to 5,655 SF of contiguous space which can be purchased separately or together. Large windows provide plenty of natural light. Built in 2016, the units offer modern finishes and layouts that can be tailored to suit many businesses. Light industrial zoning allows for professional uses including animal hospitals, medical facilities, broadcasting studios, production studios, training centres, warehouses and other office-based professional uses. Great opportunity for an owner-occupier or as an investment. Quick access to Highway 417 and walking distance to many amenities.

PROPERTY HIGHLIGHTS

- Zoning: IL
- Separate rooftop HVAC for each unit
- 60 amp-600 volt 3 phase
- Dedicated parking for each unit plus reserved visitor parking throughout
- Gas meters are currently combined but can be separated easily
- Property tax exempt, which will not carry over to purchaser

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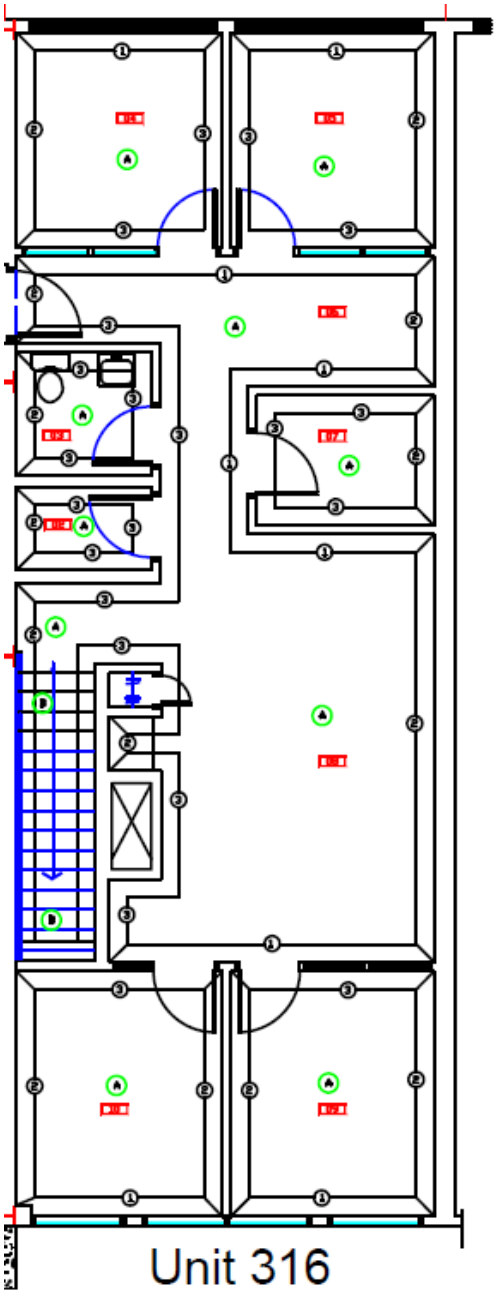
2310 ST. LAURENT BLVD

Ottawa, ON K1G 5H9

UNIT 316 - OFFERING SUMMARY

Unit 316 is a second level (walk-up) unit featuring 4 enclosed offices, an open work area and a bathroom.

Asking Price	$442,005.00
Available SF	1,119 SF
Location	Upper
Parking	3 designated spaces
Condo Fees	$406.58 + HST per month
Property Taxes	Exempt
Availability	Immediately



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UNIT 316 - PHOTOS

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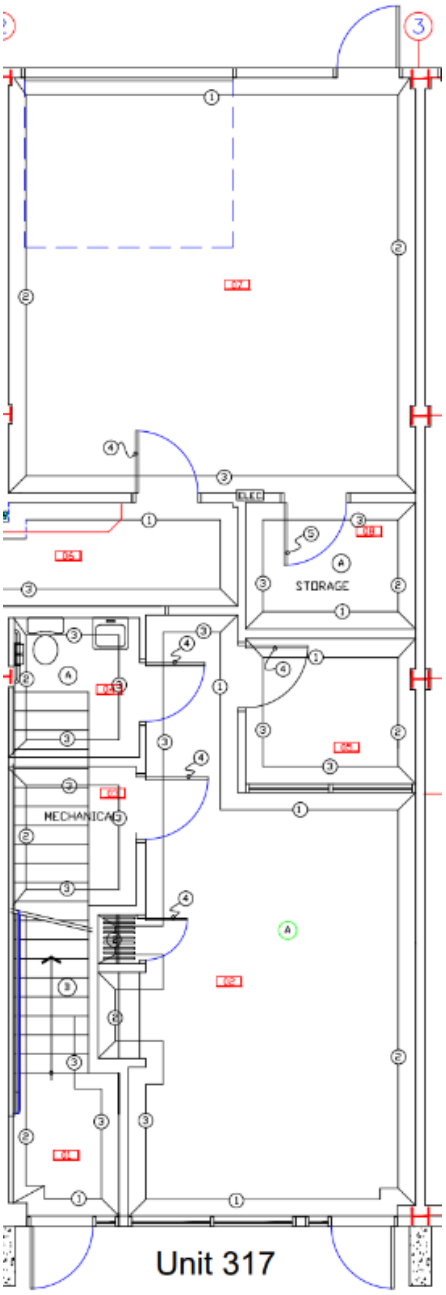
UNIT 317 - OFFERING SUMMARY

Unit 317 is a ground level unit featuring a reception area, two enclosed offices, bathroom, storage room, 20' x 20' garage with overhead door and separate storage room. The front portion of this unit is currently being subleased until August 31, 2027 by Nova Wax Bar.

Asking Price	$665,805.00
Available SF	1,119 SF
Location	Ground
Parking	2 designated spaces at rear of unit
Condo Fees	$364.97 + HST per month
Property Taxes	Exempt
Availability	Office space (approx. 700 SF) subleased until August 31, 2027 to Nova Wax Bar. Garage available immediately.



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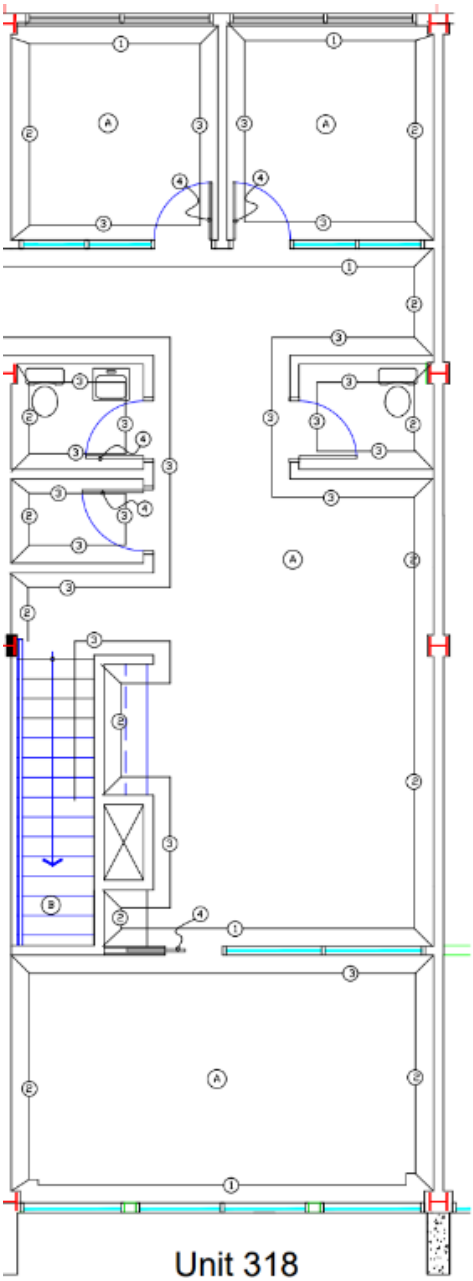
UNIT 318 - OFFERING SUMMARY

Unit 318 is a second level (walk-up) unit featuring a boardroom, two enclosed offices, a kitchenette, open work area and 2 bathrooms. It's currently adjoined to Unit 320 through the upstairs hallway.

Asking Price	$442,005.00
Available SF	1,119 SF
Location	Upper
Parking	3 designated spaces
Condo Fees	$406.58 + HST per month
Property Taxes	Exempt
Availability	Immediately



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UNIT 318 - PHOTOS

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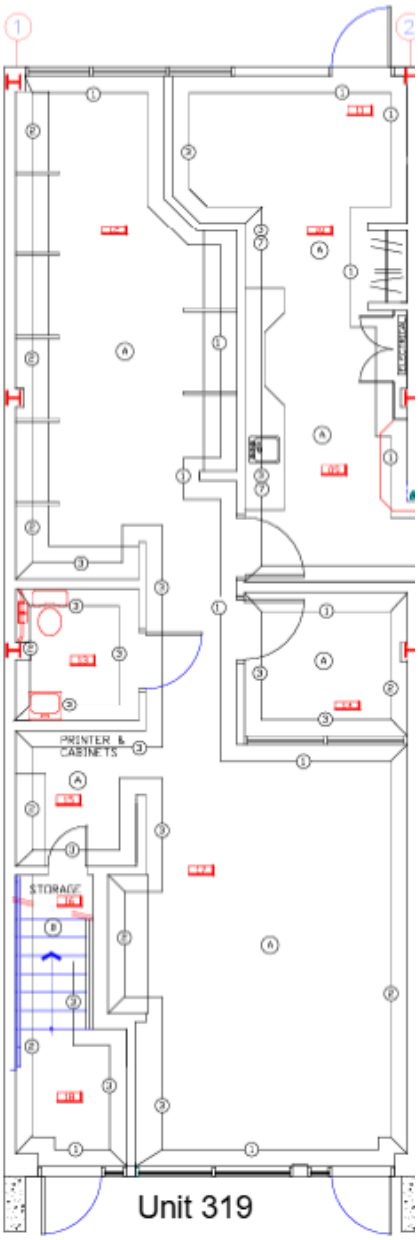
UNIT 319 - OFFERING SUMMARY

Unit 319 is a ground level end unit featuring a reception area, open work space, one enclosed office, bathroom, storage and kitchenette. Unit has front and rear doors. Currently adjoined to Unit 317 through the hallway. Back storage area with window wall could be converted to an overhead garage door.

Asking Price	$683,655.00
Available SF	1,149 SF
Location	Ground
Parking	2 designated spaces at rear of the unit
Condo Fees	$372.43 + HST per month
Property Taxes	Exempt
Availability	Immediately



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UNIT 319 - PHOTOS

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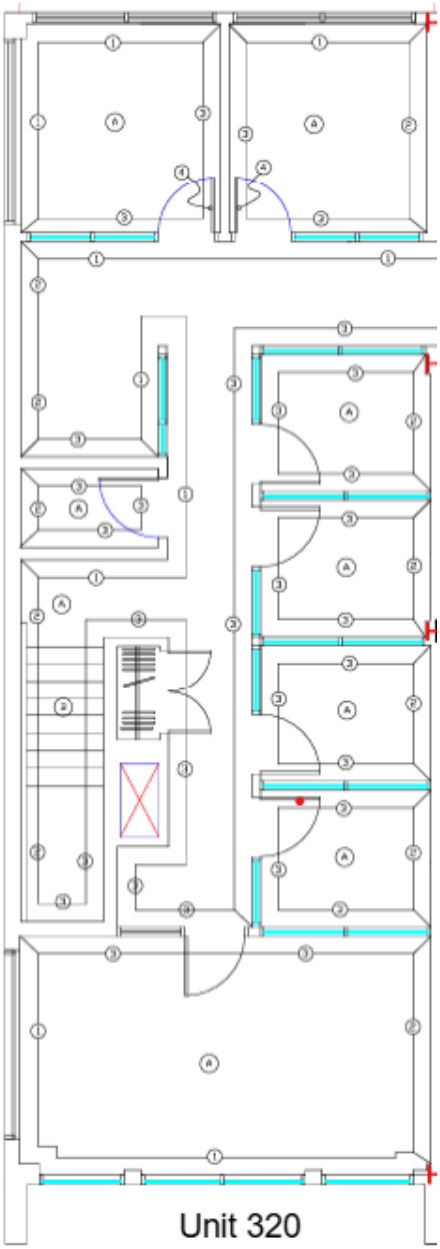
UNIT 320 - OFFERING SUMMARY

Unit 320 is a second level (walk-up) end unit featuring seven enclosed offices and an open work area. It's currently adjoined to Unit 318 through the upstairs hallway.

Asking Price	$453,855.00
Available SF	1,149 SF
Location	Upper
Parking	3 designated spaces
Condo Fees	$414.14 + HST per month
Property Taxes	Exempt
Availability	Immediately



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UNIT 320 - PHOTOS

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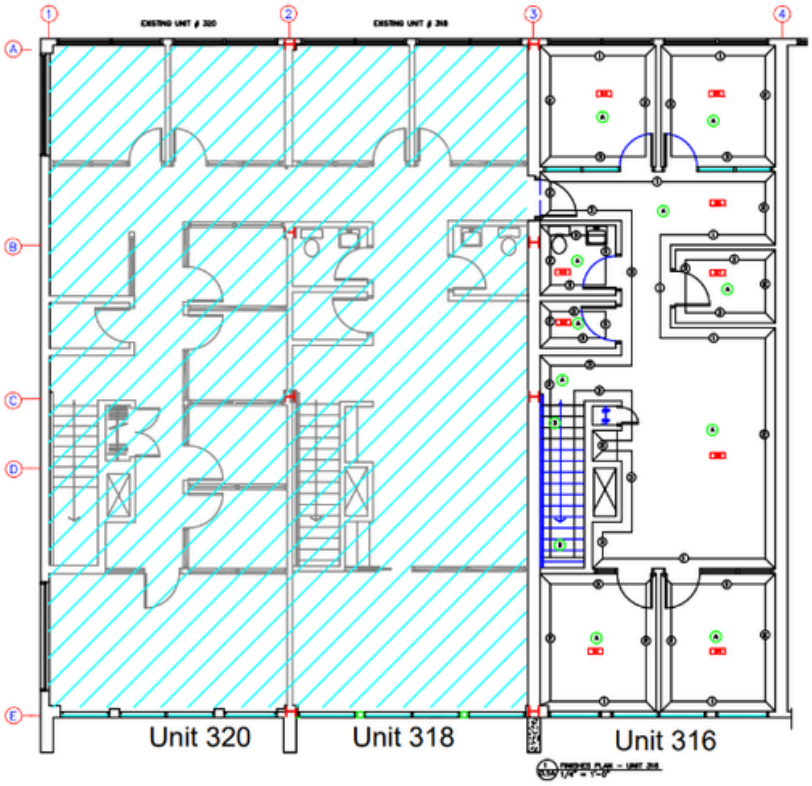
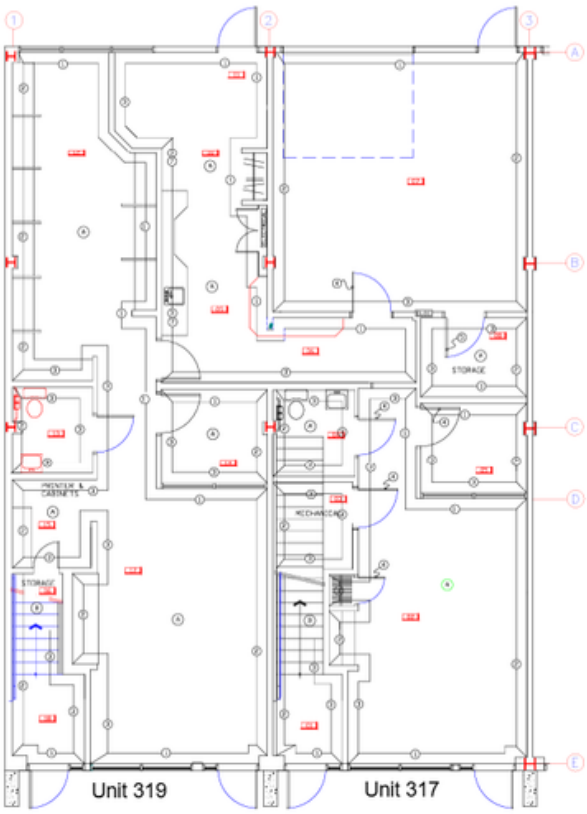
UNITS 316-320: OFFERING SUMMARY

Asking Price	$2,687,325.00
Available SF	5,655 SF
Location	5 units total (3 upper and 2 ground level)
Parking	13 designated spaces
Condo Fees	$1,964.70 + HST per month
Property Taxes	Exempt





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LOCATION

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For more information or to schedule a tour,
please contact one of the representatives below.

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