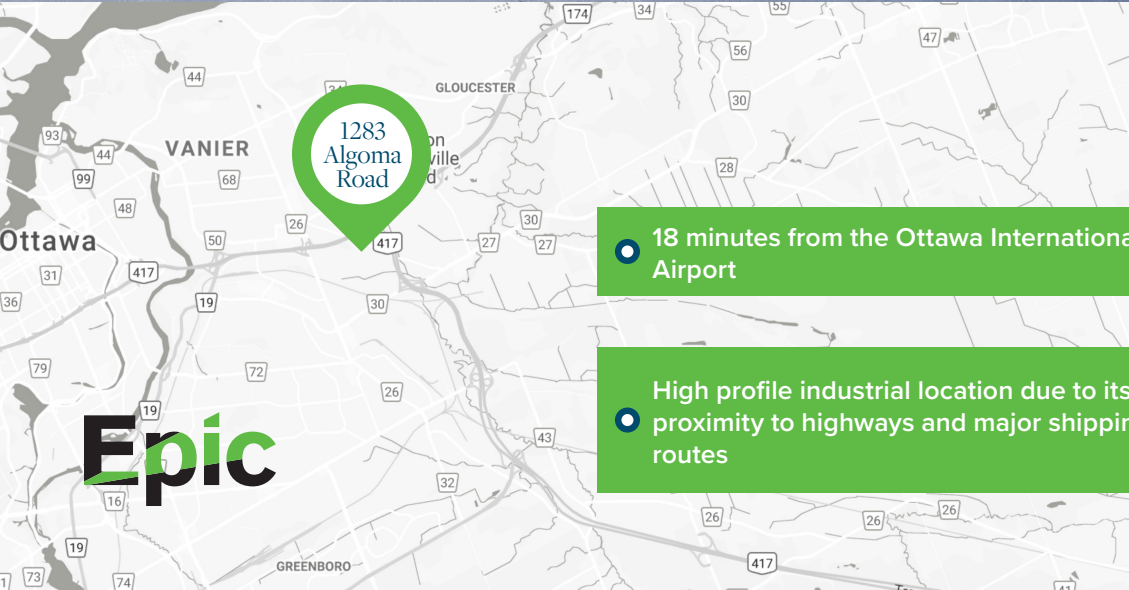


# 1283 Algoma Road

Ottawa, Ontario – 2,816 sq.ft. available

## Property Details

- 33,423 sq.ft. industrial/commercial building located in Ottawa's Belfast/Sheffield node
- The building comprises of two multi-tenant industrial/commercial buildings, situated on a 4.8 acre site.
- Exceptional access to Highways 417/174, Innes Road and public transit



Industrial/Commercial Building



Several Nearby Amenities



Quick Access to Major Highways



Close Proximity to Public Transit



Trusted Landlord

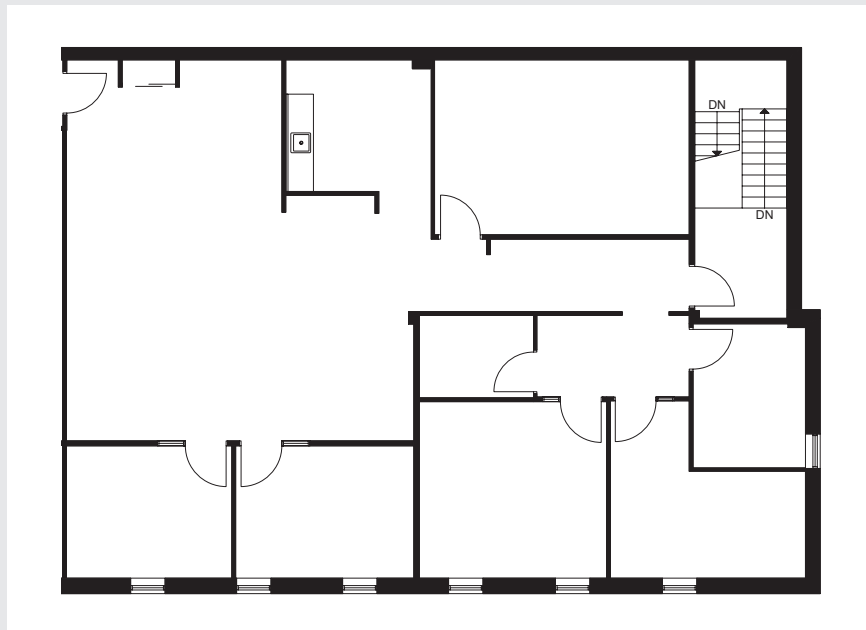
# Industrial/ Commercial Building

1283 Algoma Road is located in Ottawa's Belfast/Sheffield node, the City's highest profile industrial location. The property offers exceptional access to Highways 417/174 and Innes Road.

The building comprises of two multi-tenant industrial/commercial buildings, situated on a 4.8-acre site. Clear heights of 16' to 20', 3 truck level doors and 6 drive-in doors.

Tenants can take advantage of excellent on-site parking, immediate access to public transit, and nearby amenities: Farm Boy, Walmart Supercentre, Canadian Tire, Nordstrom Rack, Shopper's Drug Mart, Red Lobster, Wendy's and Tim Hortons.

## Unit 203



Unit	Size (SF)	Type	Availability
203	2,816	Office	Immediate

Operating Costs: \$6.46 psf | Realty Tax: \$3.05 psf  
Total 2024 Additional Rent: \$9.51 psf



**ABDULLAH SAAD\***  
P 613.282.2767  
asaad@epicis.com

\*Salesperson

**BRIAN ROBERTS\***  
P 613.853.1513  
broberts@epicis.com

\*Salesperson



epicinvestmentservices.com