

FOR LEASE: Office/Retail 2081 Merivale Rd., Ottawa, ON



DESCRIPTION:

- ✓ **Office/Industrial/Medical showroom space** available at Country Place Campus, a well-maintained office complex with an excellent outdoor amenity area located on Merivale Road, south of the Merivale Road/Hunt Club Road intersection. Well serviced by public transport.
- ✓ This opportunity is available in a unique 26,000 square foot office complex with frontage on Merivale Road. The unit is comprised of 3 enclosed offices, reception area, kitchenette, in-suite washroom, and a storage area in the back of the premises.
- ✓ Existing tenants - TGD I Graphics, Ecoline Windows/Doors/Blinds, Aphasia Centre of Ottawa, Action Rehab Physio, Robertson therapy/Counselling, Rahal Hair Transplant, Quest Awards, Edward Jones.

SPACE AVAILABLE: Available Immediately

- ✓ Unit 700 - Approximately 1,023 square feet rentable.

NET RENTAL RATE:

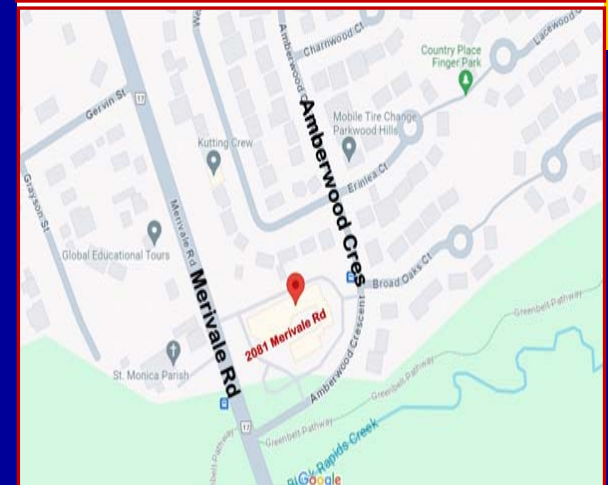
- ✓ \$ 17.00 per square foot net per annum.

OPERATING COSTS:

- ✓ \$8.70 p.s.f. (estimate), Includes Water and Garbage.
- ✓ Hydro and Gas separately metered.

SIGNAGE, PARKING, ACCESS:

- ✓ Excellent storefront signage available. Ample parking. Good access and Egress.



For more information please contact:

BRENT TAYLOR, Broker of Record / President
BRENTCOM REALTY CORPORATION, BROKERAGE
Tel: (613)726-7323
Email: brent@brentcomrealty.com
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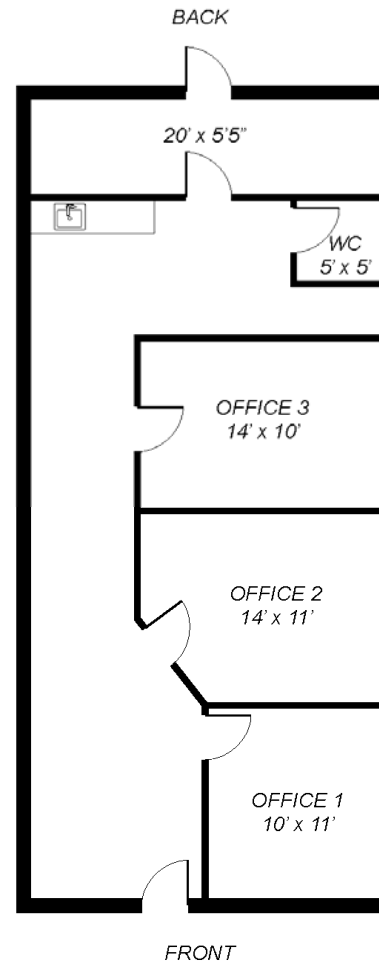
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Unit 700

**Approx.
1,023 S.F.**



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2081 Merivale Road is zoned as LC[2127] - Local Commercial Zone with Exception 2127.

As per Section 189 of the Zoning By-law, the following are the permitted uses in the LC zone: [Zoning By-law - Part 10 – Mixed Use/Commercial Zones \(Sections 185-198\) \(ottawa.ca\)](#)

In the LC Zone:

Permitted Non-residential Uses

(1) The following non-residential uses are permitted subject to:

- (a) the provisions of Table 189(3), (4) and (5);
 - (b) each separate occupancy not exceeding 900 square metres in gross leasable area; and
 - (c) the total area occupied by all the separate occupancies combined not exceeding a gross leasable area of 3,000 square metres;
- animal care establishment
 animal hospital
 artist studio
 bank
 bank machine
 click and collect facility (By-law 2016-289)
 community health and resource centre
 convenience store
 day care
 drive-through facility (OMB Order #PL080959 issued March 18, 2010)
 instructional facility
 library
 medical facility
 municipal service centre
 office
 personal brewing facility (By-law 2019-41)
 personal service business
 post office
 recreational and athletic facility
 restaurant
 retail food store
 retail store
 service and repair shop
 urban agriculture, see Part 3, Section 82 (By-law 2017-148) (By-law 2019-338)

Permitted Residential Uses

(2) The following residential uses are permitted subject to:

- (a) the provisions of subsections 189(3), (4) and (5);
 - (b) a maximum of ten guest bedrooms in a bed and breakfast.
- apartment dwelling, low rise
 bed and breakfast, see Part 5, Section 121
 dwelling unit
 group home, see Part 5, Section 125
 home-based business, see Part 5, Section 127
 home-based day care, see Part 5, Section 129
 planned unit development, see Part 5, Section 131
 retirement home
 retirement home, converted, see Part 5, Section 122
 rooming house
 stacked dwelling, see Part 5, Section 138 (By-law 2010-307) (2008-341)
 townhouse dwelling, see Part 5, Section 138 (By-law 2012-334) (By-law 2010-307) (By-law 2018-206)

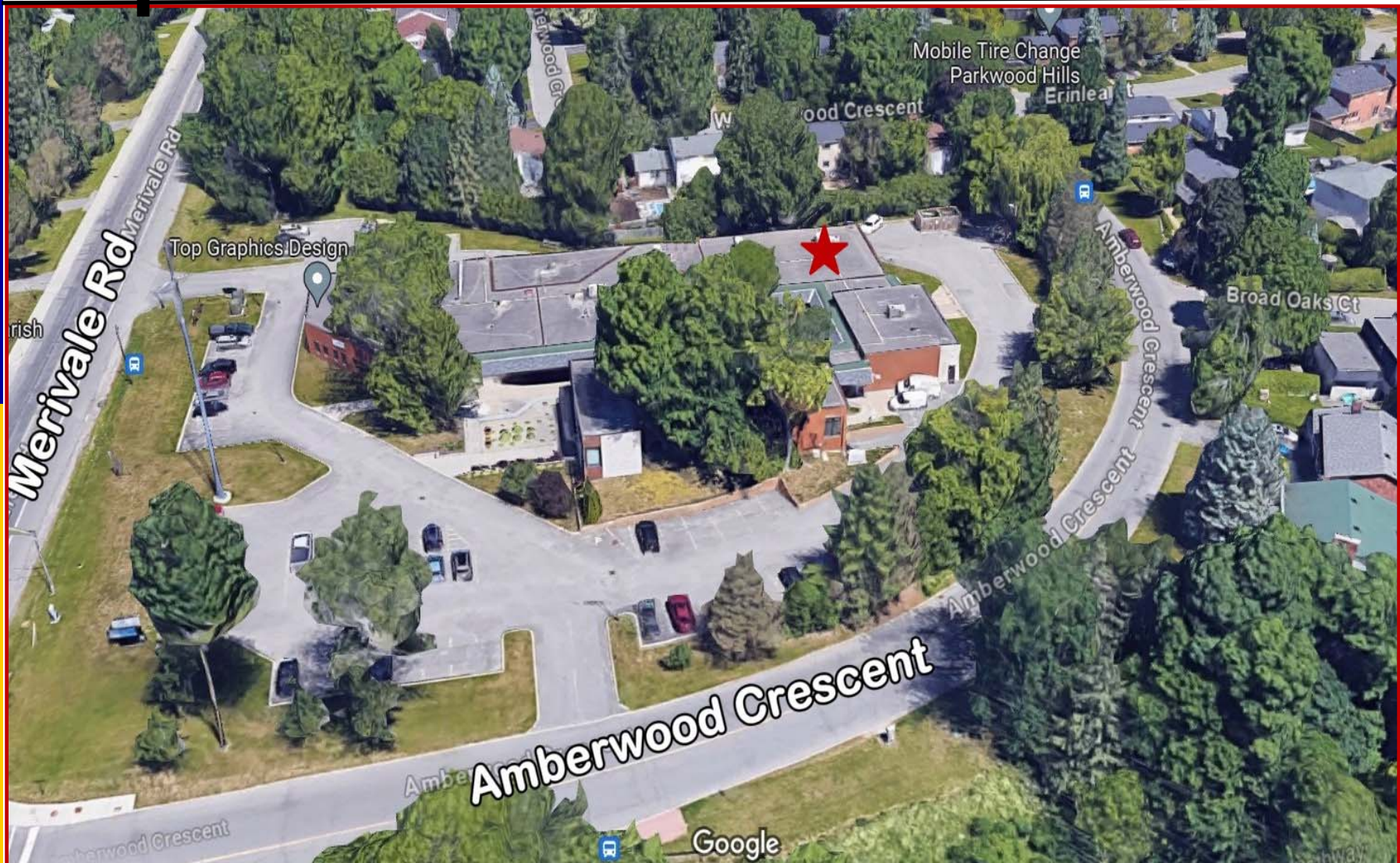
As per Exception 2127, the following uses are prohibited: [Jrban Exceptions 2,101-2,200 \(ottawa.ca\)](#)#

I Exception Number	II Applicable Zones	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
2127 (By-law 2014-94)	LC[2127]		-recreational and athletic facility -restaurant, fast food	

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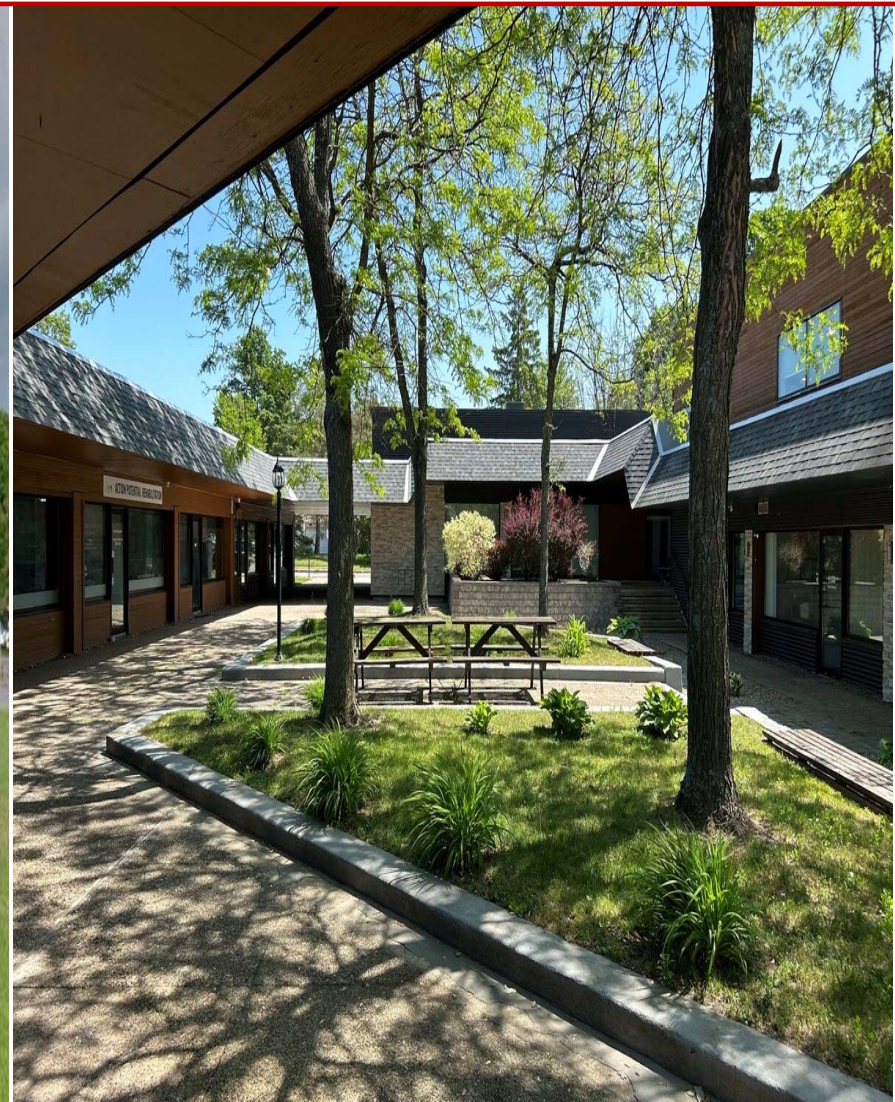
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