



FOR SALE OR LEASE COMMERCIAL BUILDING

For more information please contact:

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104 Schneider Road, Ottawa, ON K2K 1Y2



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DESCRIPTION: *Highlights*

- ✓ 2-Storey office/medical building for sale or for lease in North Kanata Business Park, a western urban area of the City of Ottawa, on the westerly side of Schneider Road, south of Legget Drive, and approximately 25 kilometers west of downtown Ottawa.
- ✓ Located near the intersection of Carling Avenue and March Road. Plenty of free parking for both tenants and customers with bus routes within walking distance. Close to Highway 417 and many amenities. Nearby amenities include Starbucks, Tim Hortons, The Marshes Golf Club, The Brookstreet Hotel and technology businesses.
- ✓ This 2-Storey building offers bright, built-out office space with multiple offices, open workspaces, reception area, kitchenettes, and ample on-site parking. No elevator but plenty of space to add one if needed. The property is an ideal location for medical professionals or healthcare providers such as dentists, physiotherapists, massage therapists, chiropractors, as well as other professional services like law or accounting offices.

SALE PRICE:

- ✓ \$3,500,000.00.

REALTY TAXES:

- ✓ \$39,075.00 per annum (Final 2025 Taxes).

2-STOREY BUILDING - OFFICE SPACE: Total Gross Floor Area +/- 11,587 S.F.

- ✓ First Floor: 6,463 square feet rentable.
- ✓ Second Floor: 5,124 square feet rentable.

NET RENTAL RATE:

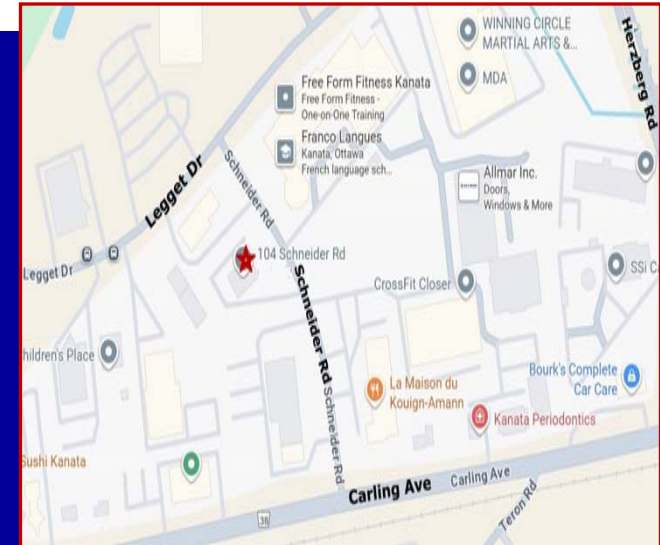
- ✓ \$20.00 per square foot per annum net.

OPERATING COSTS:

- ✓ \$15.00 per square foot per annum net.

ZONING:

- ✓ Zoning: IG6 - General Industrial, Sub-zone 6.



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Property Details



MUNICIPAL ADDRESS	104 Schneider Road, Ottawa, ON K2K 1Y2
OWNER	MSN Partners Corp.
PIN & LEGAL DESCRIPTION	PIN: 045170501. Legal Description: PT LT 6, CON 4, PART 3, 5R543; KANATA/MARCH.
SITE AREA	Land Area: +/-1 acre (43,486 square feet).
SITE DIMENSIONS	Site frontage is +/-255 feet and depth ranges from 235 feet on the northern boundary and 238 feet along the southern boundary.
GROSS FLOOR AREA	+/-11,587 square feet. The building is a one and two-storey office/medical building originally built circa 1974 with a side one-storey addition circa 1994. First Floor - Approximately 6,463 square feet. Second Floor - Approximately 5,124 square feet. No elevator but potential to add one.
INTERIOR LAYOUT	The building consists of a one and two store office portion with an additional access for the second floor tenancy. First floor is portioned into a front reception area, board room, individual offices and a open concept reception area. There are men's and women's washrooms on the first level as well as an employee kitchen. The second floor is divided into private offices as well as an open concept office area, with men's and women's washrooms.
FRAMING AND EXTERIOR WALLS	Steel frame and concrete block construction. Stucco and metal exterior wall finish.
ELECTRICAL	600 amp main 3 phase electrical service with 75 kva transformer installed. (<i>Buyer to verify</i>)
HVAC	Building is heated via rooftop HVAC units (heating and cooling). HVAC Equipment: 4 @ 4-ton condenser units; 4 @ 4-ton evaporator units; 1 @ Nortec Humidifier and 1 @ high temperature condensate pump. Units are considered modern and functional. Building has an Emergency Generator. (<i>Buyer to verify</i>)
ROOF	New roof 2022. (<i>Buyer to verify</i>)
SERVICES	Services available include water main, municipal storm and sanitary sewers, hydro, telephone and gas.
PARKING	+/- 55 demarcated parking spaces (two accessibility spaces) located along the sides and rear of the building.
ASKING SALE PRICE	\$3,500,000.00.
REALTY TAXES	Final 2025 Taxes: \$39,075.00 per annum.
LEASING DETAILS	First Floor - Approximately 6,463 square feet @ \$20.00 per square foot net. Second Floor - Approximately 5,124 square feet @ \$20.00 per square foot net.
CAM	\$15.00 per square foot (estimate 2025).
ZONING	Current zoning: IG6, General Industrial, Sub-Zone 6. (<i>Buyer to verify</i>)
ENVIRONMENTAL	Updated Phase I Environmental Report available upon request.
ACCESS/EGRESS	Prominent frontage on Schneider Road. Excellent access/egress.
FINANCING	Treat as clear.

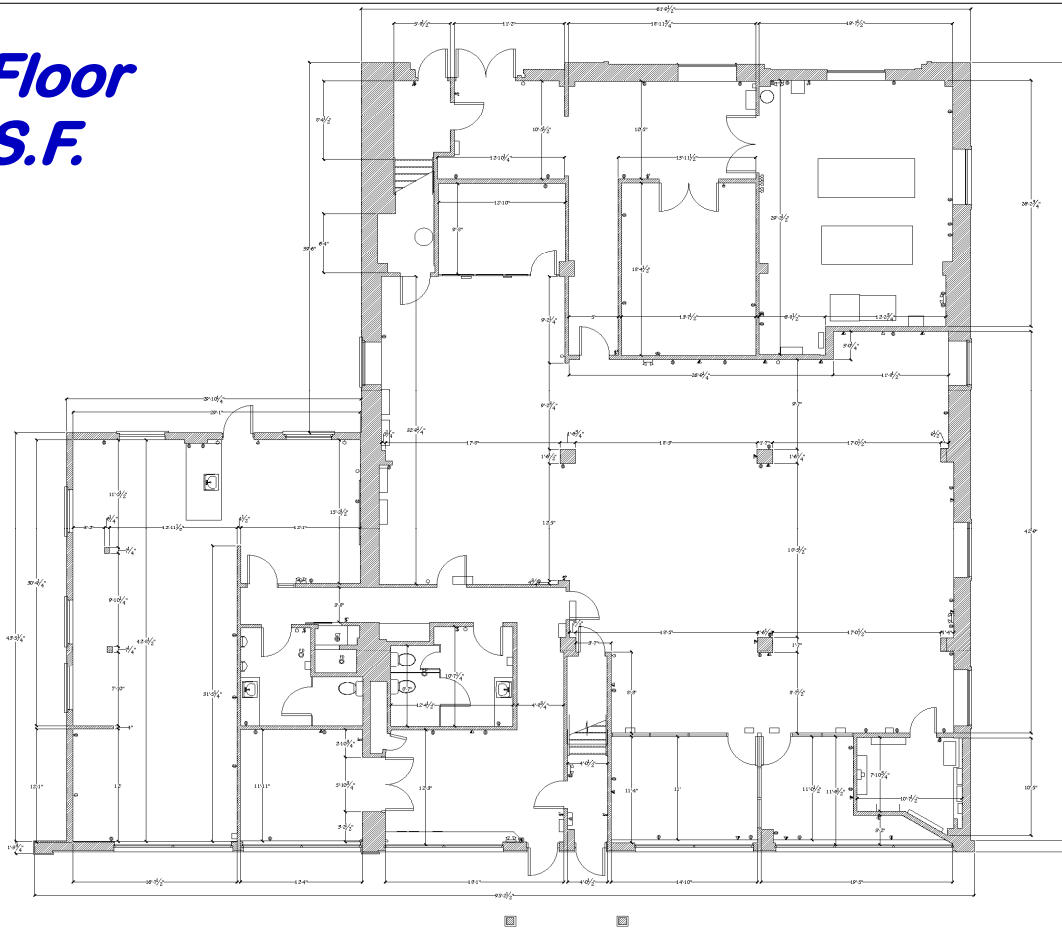
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Ground Floor
6,463 S.F.



ARI Asset Reconnaissance International
Prepared for Premium Construction
March 19th, 2025

Dimension Plan - Ground Floor
3/32" = 1'-0"

Schneider Road Offices
104 Schneider Road, Ottawa, ON. K2K 1Y2

ARI 25-0016
<https://stud.io/assetreconnaissance.com/PC/104SchneiderRd>

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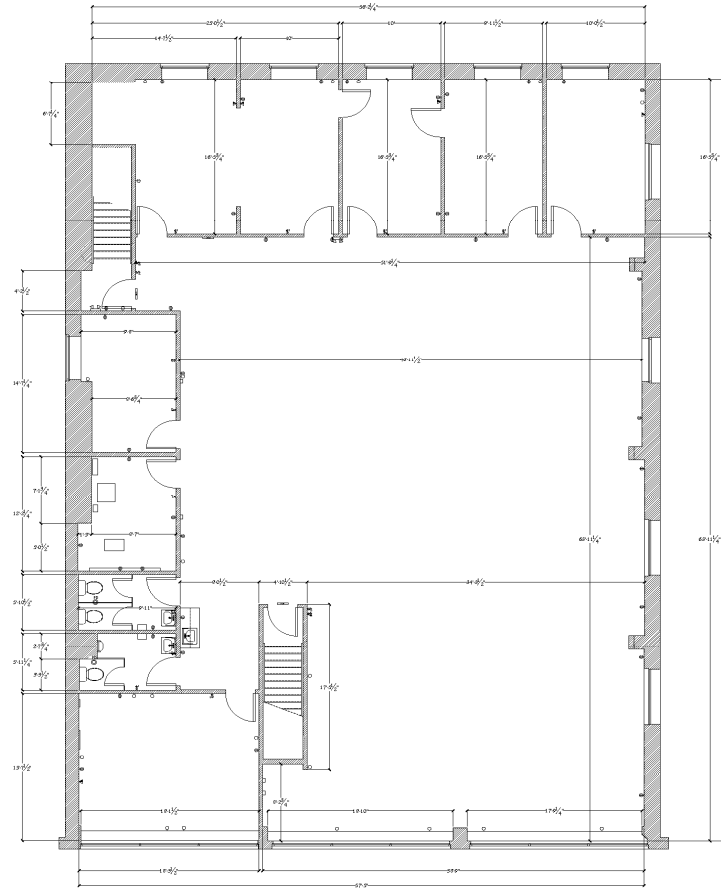
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Second Floor
5,124 S.F.



ARI Asset Reconnaissance International
Prepared for Premium Construction
March 19th, 2025

Dimension Plan - Second Floor
3/32" = 1'-0"

Schneider Road Offices
104 Schneider Road, Ottawa, ON. K2K 1Y2

ARI 25-0016
<http://stud.io.assetreconnaissance.com/7C/104&h=01d8d8d>

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Zoning: IG6 - General Industrial, Sub-zone 6, under the Ottawa Zoning By-law 2008-250

Permitted Uses:

animal care establishment (By-law 2015-190)
 animal hospital
 automobile body shop
 broadcasting studio
Cannabis Production Facility, contained within a building that is not a
 greenhouse. (By-law 2019-222)
 catering establishment
 crematorium
 drive-through facility
 emergency service
 garden nursery
 heavy equipment and vehicle sales, rental and servicing
 kennel
 leaf and yard waste composting facility
 light industrial uses
 medical facility
 office
 park
 parking garage
 parking lot
 personal brewing facility (By-law 2019-41)
 place of assembly
 printing plant
 production studio
 research and development centre
 service and repair shop
 storage yard
 technology industry
 training centre
 truck transport terminal
 warehouse
waste processing and transfer facility (non-putrescible) (By-law 2014-289)

IG6 Subzone

- (6) In the IG6 Subzone
- (a) the following use is also permitted:
place of assembly
- (b) the following uses are prohibited:
 animal care establishment
 animal hospital
 automobile body shop
 automobile dealership
 automobile rental establishment
 automobile service station
 car wash
 convenience store
 crematorium
 gas bar
 heavy equipment and vehicle sales, rental and servicing
 hotel
 instructional facility, unless it is limited to computer training
 personal brewing facility (By-law 2019-41)
 personal service business
 restaurant
 truck transport terminal (OMB Order #PL080959 issued March 18, 2010)
- (c) the provisions of Section 100(1)(c) do not apply;
- (d) provision (g) in Table 199 regarding maximum floor space index does not apply;
- (e) the provisions of subsections 199 (3)(a), (b), (c), (d), (e) and (f), do not apply and the provisions set out under Table 200C below apply;

TABLE 200C - IG6 SUBZONE PROVISIONS

I ZONING MECHANISMS	II PROVISIONS
(i) Minimum lot area	4 000 m ²
(ii) Minimum lot width	45 m
(iii) Minimum front yard and corner side yard	12 m
(iv) Minimum interior side yard and rear yard	7.5 m
(v) Maximum lot coverage	45%

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