

# 104 Schneider Road, Ottawa, ON K2K 1Y2



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# FOR SALE OR LEASE:

## 104 Schneider Road, Ottawa, ON K2K 1Y2



### 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:

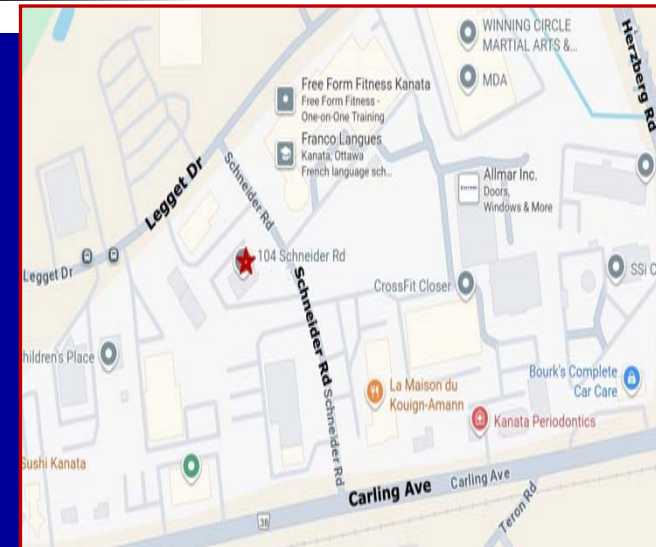
- ✓ \$20.00 per square foot per annum net.

### OPERATING COSTS:

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

### ZONING:

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



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# FOR SALE OR LEASE:

## Property Details



|                                    |   |
|------------------------------------|---|
| <b>MUNICIPAL ADDRESS</b>           | 104 Schneider Road, Ottawa, ON K2K 1Y2  |
| <b>OWNER</b>                       | MSN Partners Corp.  |
| <b>PIN &amp; LEGAL DESCRIPTION</b> | PIN: 045170501. Legal Description: PT LT 6, CON 4, PART 3, 5R543; KANATA/MARCH.   |
| <b>SITE AREA</b>                   | Land Area: +/-1 acre (43,486 square feet).  |
| <b>SITE DIMENSIONS</b>             | Site frontage is +/-255 feet and depth ranges from 235 feet on the northern boundary and 238 feet along the southern boundary.  |
| <b>GROSS FLOOR AREA</b>            | +/-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.  |
| <b>INTERIOR LAYOUT</b>             | 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. |
| <b>FRAMING AND EXTERIOR WALLS</b>  | Steel frame and concrete block construction. Stucco and metal exterior wall finish.   |
| <b>ELECTRICAL</b>                  | 600 amp main 3 phase electrical service with 75 kva transformer installed. ( <i>Buyer to verify</i> )   |
| <b>HVAC</b>                        | 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> )   |
| <b>ROOF</b>                        | New roof 2022. ( <i>Buyer to verify</i> )   |
| <b>SERVICES</b>                    | Services available include water main, municipal storm and sanitary sewers, hydro, telephone and gas.   |
| <b>PARKING</b>                     | +/- 55 demarcated parking spaces (two accessibility spaces) located along the sides and rear of the building.   |
| <b>ASKING SALE PRICE</b>           | \$3,500,000.00.   |
| <b>REALTY TAXES</b>                | Final 2025 Taxes: \$39,075.00 per annum.  |
| <b>LEASING DETAILS</b>             | First Floor - Approximately 6,463 square feet @ \$20.00 per square foot net.<br>Second Floor - Approximately 5,124 square feet @ \$20.00 per square foot net.   |
| <b>CAM</b>                         | \$15.00 per square foot (estimate 2025).  |
| <b>ZONING</b>                      | Current zoning: IG6, General Industrial, Sub-Zone 6. ( <i>Buyer to verify</i> )   |
| <b>ENVIRONMENTAL</b>               | Updated Phase I Environmental Report available upon request.  |
| <b>ACCESS/EGRESS</b>               | Prominent frontage on Schneider Road. Excellent access/egress.  |
| <b>FINANCING</b>                   | Treat as clear.   |

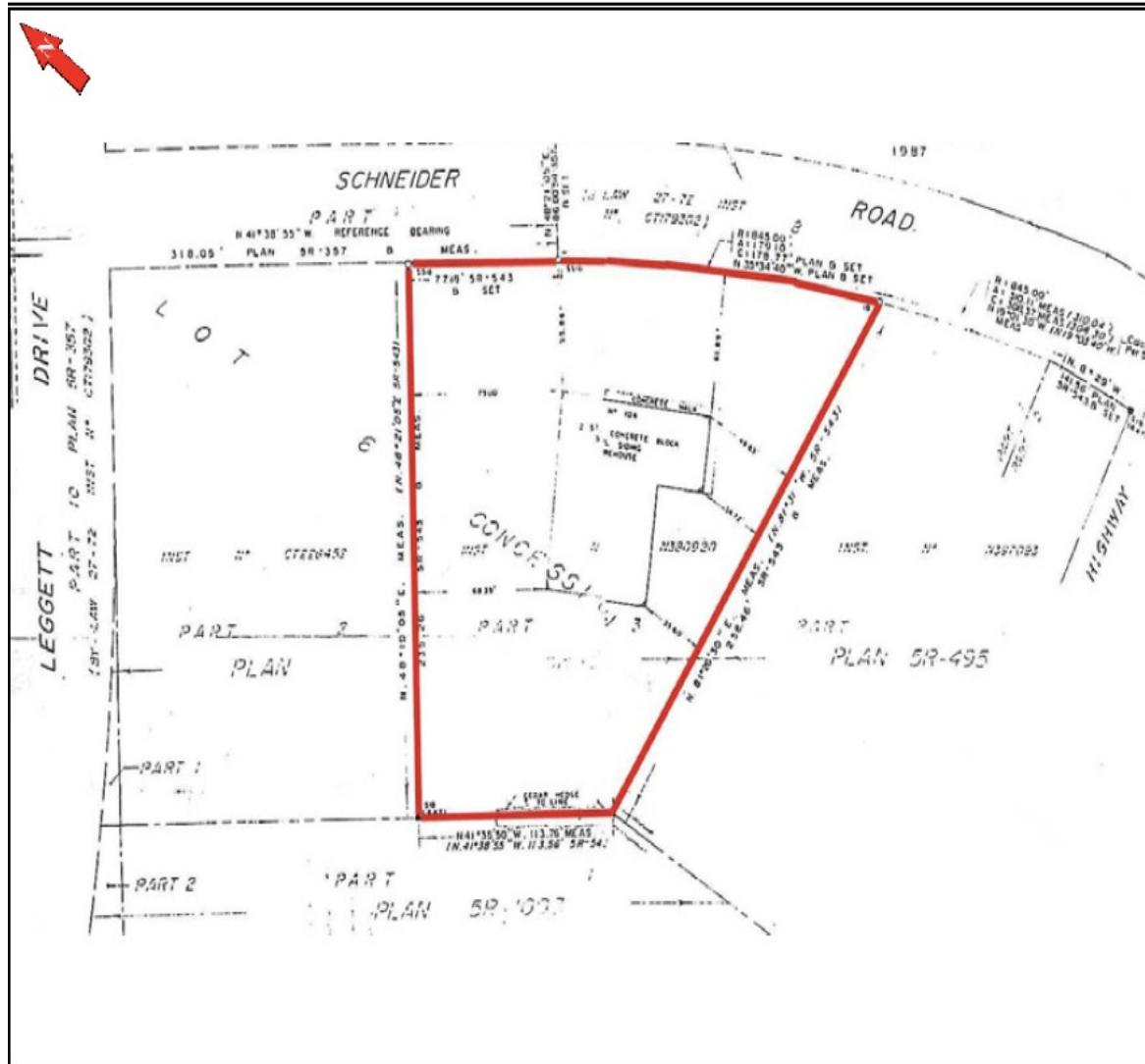
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## Survey



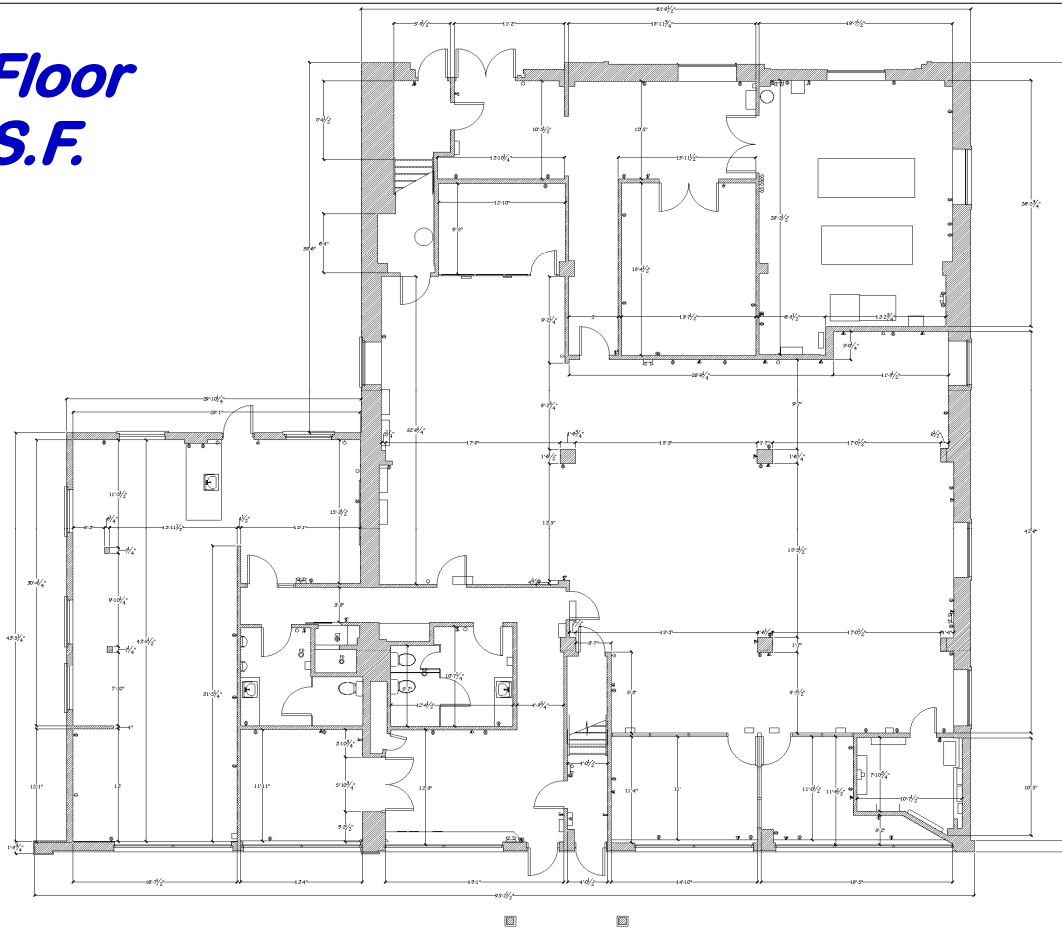
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**Ground Floor**  
**6,463 S.F.**



**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>

**FS3**

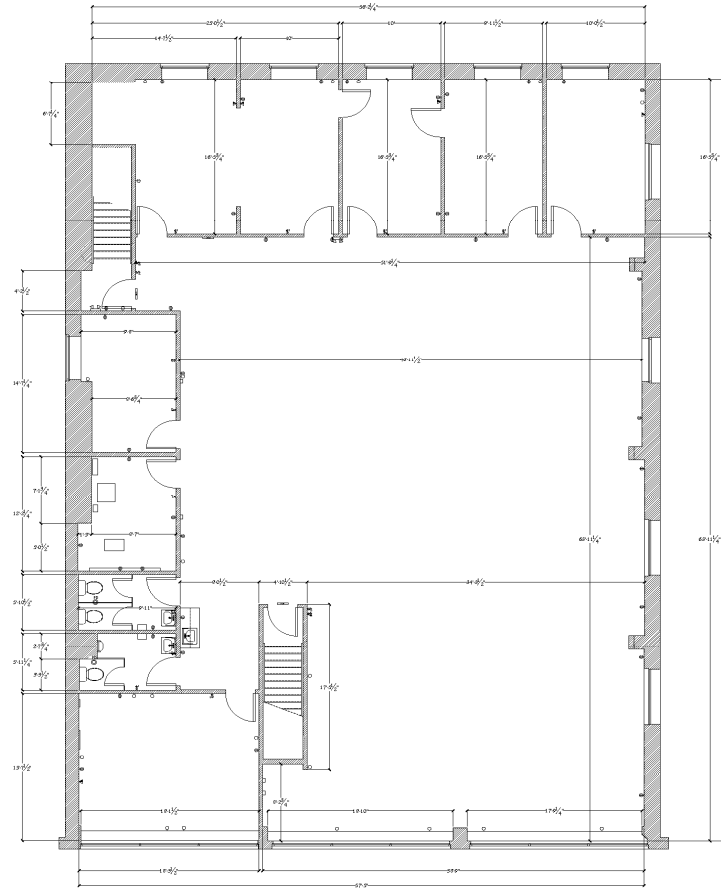
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# FOR SALE OR LEASE:

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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/TC/104&hotelid=8d>

**FS4**

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**BRENTCOM**  
REALTY CORPORATION, BROKERAGE  
COMMERCIAL SALES • COMMERCIAL LEASING • CONSULTING



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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<br>ZONING MECHANISMS                        | II<br>PROVISIONS     |
|---|----------------------|
| (i) Minimum lot area                          | 4 000 m <sup>2</sup> |
| (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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