

FOR SALE OR FOR LEASE

Renovated Freestanding Building
391 Gladstone Avenue, Ottawa, ON

PRIME CENTRE TOWN PROPERTY



Building Area: Approx. 4,500 sq. ft. available on 2 floors and mezzanine.

Net Rent: ~~\$10,000~~ **\$7,500** / Month + HST (**REDUCED!!!!**)

Site Area: 50 ft. x 100 ft.

Sale Price: ~~\$2.6 Million~~ **\$2.2 Million** (**REDUCED!!!!**)

Additional Rent: TBD. Tenant pays all Property Tax and all other expenses directly for use of Building. Property taxes \$7200.00 for year 2015

Zoning: TM H (14)



Shaker Realty Ltd., Brokerage | Commercial Leasing & Sales

Gary Shaker—Broker of Record

Direct—613-261-9100

gary@shakerrealty.ca | www.shakerrealty.ca

185 Somerset St. W. | Suite 304 | Ottawa | ON | K2P 0J2

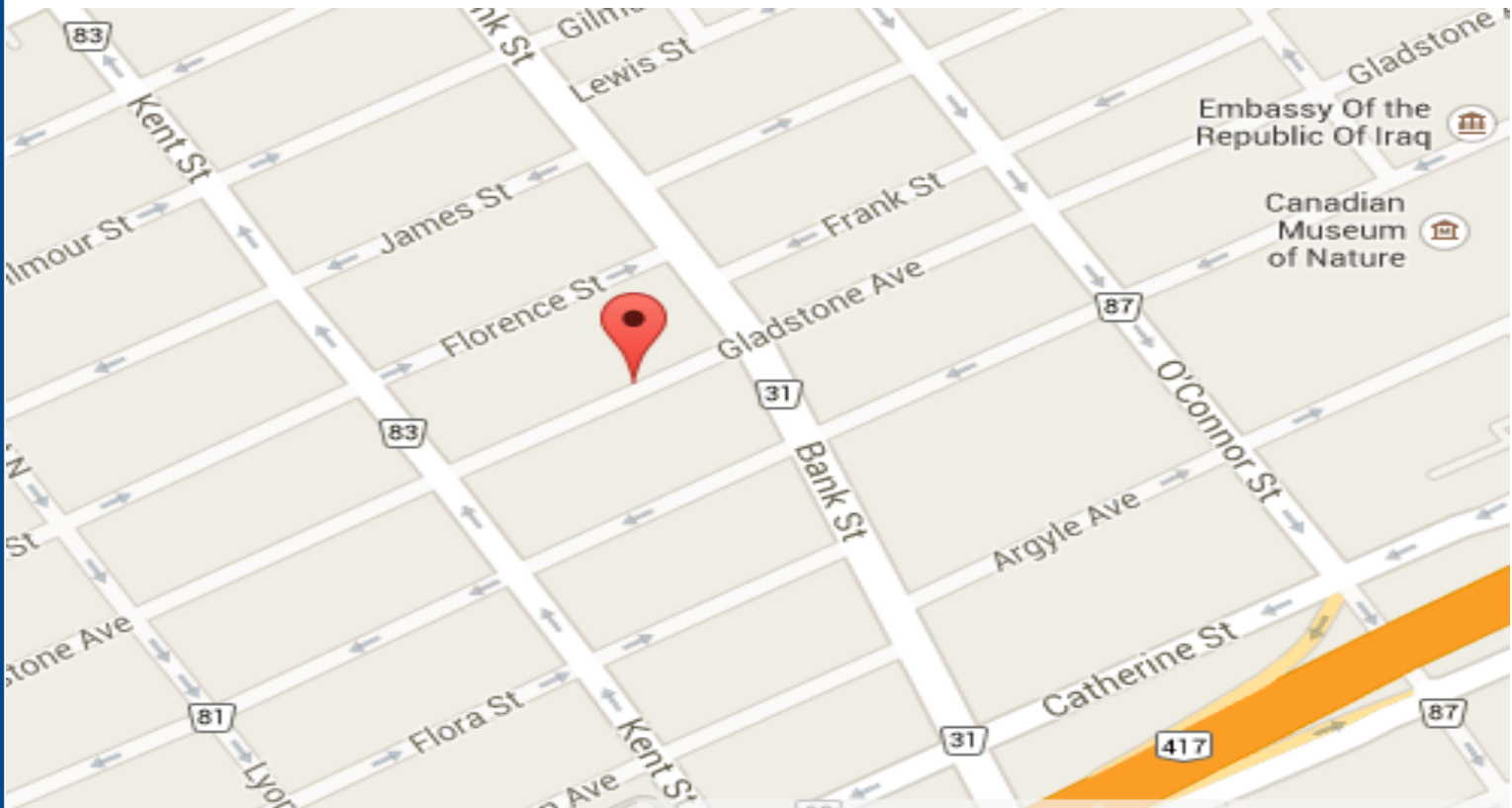
Information contained herein has been obtained from the owners or from the sources deemed reliable. We have no reason to doubt its accuracy, but regret we cannot guarantee it. All properties subject to change or withdrawal without notice, Shaker Realty Ltd. Brokerage.

FOR SALE OR FOR LEASE

Renovated Freestanding Building 391 Gladstone Avenue, Ottawa, ON

MORE INFORMATION

- Free Standing Building with lots of architectural character.
- Cathedral ceilings, beautiful brick inside and outside, new modern stain glass windows, large parking or potential patio area at rear, exclusive lane way to rear.
- Ideal for restaurant, pub, wine bar or any creative user.
- Area is currently going through massive transformation and gentrification with several new condos and retail developments including very hip new bars and restaurants (Whalesbone, Fauna, Berry Man Pub and Starbucks).



Shaker Realty Ltd., Brokerage | Commercial Leasing & Sales

Gary Shaker—Broker of Record

Direct—613-261-9100

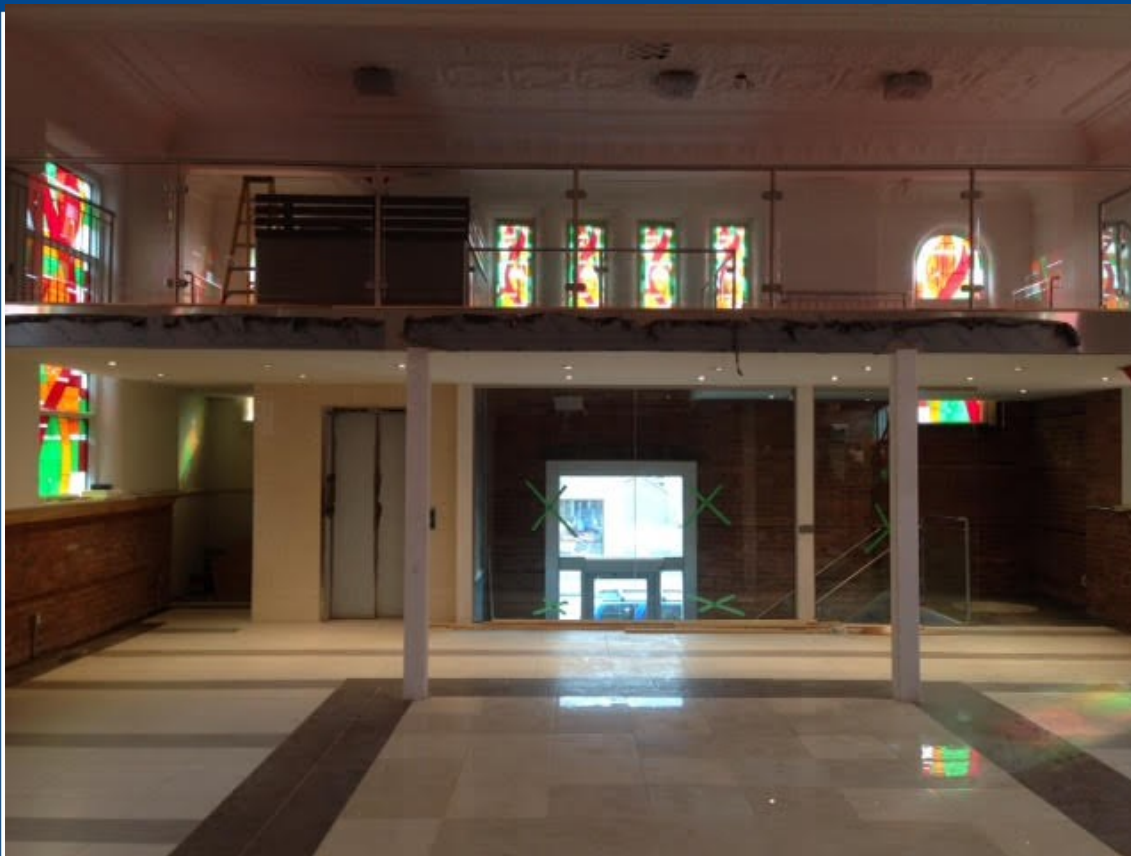
gary@shakerrealty.ca | www.shakerrealty.ca

185 Somerset St. W. | Suite 304 | Ottawa | ON | K2P 0J2

Information contained herein has been obtained from the owners or from the sources deemed reliable. We have no reason to doubt its accuracy, but regret we cannot guarantee it. All properties subject to change or withdrawal without notice, Shaker Realty Ltd. Brokerage.

FOR SALE OR FOR LEASE

**Renovated Freestanding Building
391 Gladstone Avenue, Ottawa, ON**



Shaker Realty Ltd., Brokerage | Commercial Leasing & Sales

Gary Shaker—Broker of Record

Direct—613-261-9100

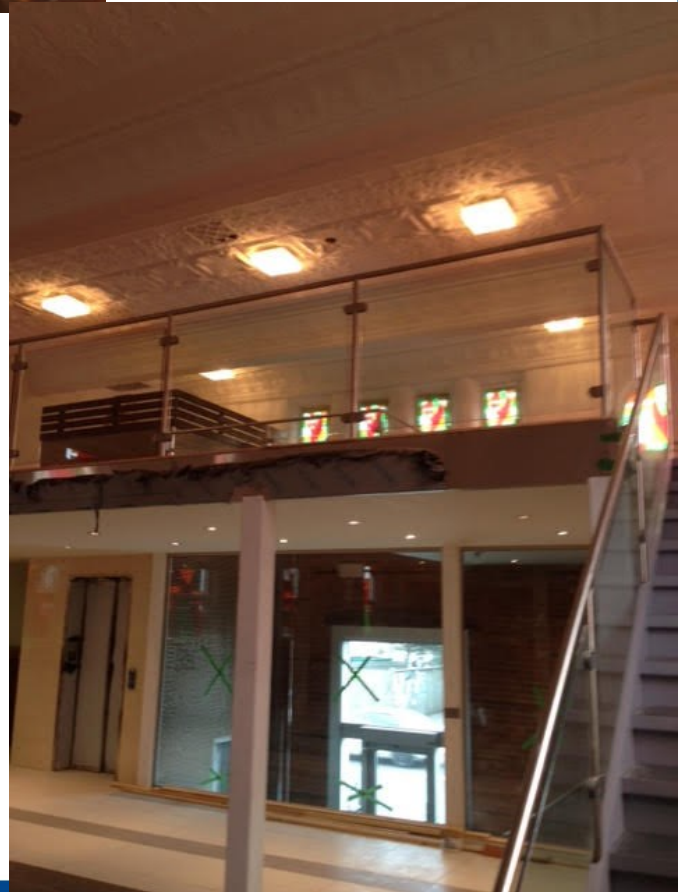
gary@shakerrealty.ca | www.shakerrealty.ca

185 Somerset St. W. | Suite 304 | Ottawa | ON | K2P 0J2

Information contained herein has been obtained from the owners or from the sources deemed reliable. We have no reason to doubt its accuracy, but regret we cannot guarantee it. All properties subject to change or withdrawal without notice, Shaker Realty Ltd. Brokerage.

FOR SALE OR FOR LEASE

**Renovated Freestanding Building
391 Gladstone Avenue, Ottawa, ON**



Shaker Realty Ltd., Brokerage | Commercial Leasing & Sales

Gary Shaker—Broker of Record

Direct—613-261-9100

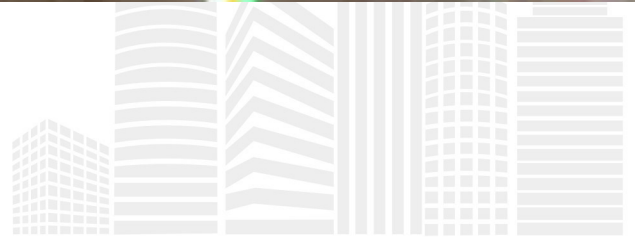
gary@shakerrealty.ca | www.shakerrealty.ca

185 Somerset St. W. | Suite 304 | Ottawa | ON | K2P 0J2

Information contained herein has been obtained from the owners or from the sources deemed reliable. We have no reason to doubt its accuracy, but regret we cannot guarantee it. All properties subject to change or withdrawal without notice, Shaker Realty Ltd. Brokerage.

FOR SALE OR FOR LEASE

Renovated Freestanding Building
391 Gladstone Avenue, Ottawa, ON



Shaker Realty Ltd., Brokerage | Commercial Leasing & Sales

Gary Shaker—Broker of Record

Direct—613-261-9100

gary@shakerrealty.ca | www.shakerrealty.ca

185 Somerset St. W. | Suite 304 | Ottawa | ON | K2P 0J2

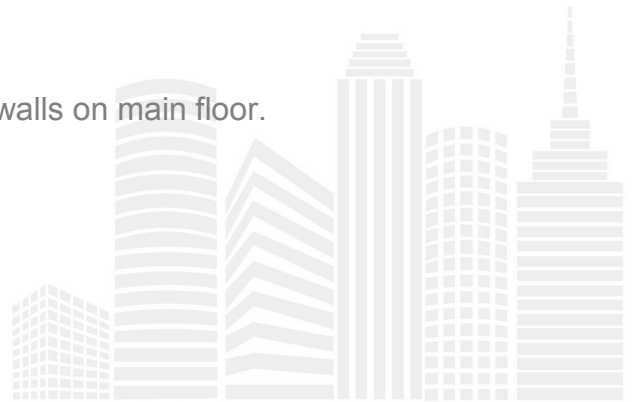
Information contained herein has been obtained from the owners or from the sources deemed reliable. We have no reason to doubt its accuracy, but regret we cannot guarantee it. All properties subject to change or withdrawal without notice, Shaker Realty Ltd. Brokerage.

FOR SALE OR FOR LEASE

Renovated Freestanding Building 391 Gladstone Avenue, Ottawa, ON

List of Improvements

- New power brought off site: 200 amp/600 volt in electrical room with step down transformer and panel
- Segregated storm and sanitary lines
- New roof. Flat membrane
- New sheet metal trim work on exterior
- All Brickwork and stone repointed
- Hvac: 10 tons distributed
- 5 Supplementary a/c wall mounted units (5 tons)
- Load capacity. 100 lbs per square foot
- Main Floor: 3 " plywood;
1/2" hardy board; 1/2" cerami. Mezzanine: 3/4 plywood; 3/4 hardwood
- Steel staircase with glass and stainless steel rails
- New Elevator: 1400 lbs
- Lower level: concrete floor finished terrazzo
- New stained glass thermopane windows on upper level. Thermopane windows on lower level
- improved stone foundation with new weeping tile
- 4 new fully fixtures washrooms: 2 x 2 piece; 2 x 3 piece washrooms. Toto fixtures.
- New glass front entrance
- New Drywall in basement with ceramic/mosaic; otherwise stone and brick.
- Recessed pot lights (64 + 16) throughout basement and ground floors.
- Double drywall ceilings with pot lights
- Old tin ceiling on main floor completely patched and repainted
- 22' ceiling height main
- 28' from vestibule landing
- Approx. 12' lower level
- Fire alarm and safety system
- Insulated basement floor
- 3 overhead fans
- Electrical wiring for 7 chandelier (hanging lights).
- Exposed finished brick on main floor and replaced dry walls on main floor.
- Newly paved lane way and parking lot 8-10 cars
- All new insulated ductwork for hvac.
- New water line brought in 3/4"



Shaker Realty Ltd., Brokerage | Commercial Leasing & Sales

Gary Shaker—Broker of Record

Direct—613-261-9100

gary@shakerrealty.ca | www.shakerrealty.ca

185 Somerset St. W. | Suite 304 | Ottawa | ON | K2P 0J2

Information contained herein has been obtained from the owners or from the sources deemed reliable. We have no reason to doubt its accuracy, but regret we cannot guarantee it. All properties subject to change or withdrawal without notice, Shaker Realty Ltd. Brokerage.