



**FOR SALE**

## 15 Capella Court, Unit 114, Ottawa, ON. K2E 7X1

### BUILDING FEATURES

- 3,400 sq. ft. consisting of a combination of ground floor office space and warehouse with grade loading door, 9' 9" (W) by 9" 10" (H) and production space mezzanine
- 600-Volt Service with KVA Transformer
- 19' 2" clear
- The space is 100% air conditioned on the ground office area and mezzanine level
- Exterior recently refurbished including new sign boxes

### SALE DETAILS

ADDRESS	15 Capella Court, Unit 114, Ottawa, ON. K2E 7X1
SALE PRICE	\$ 939,000
2024 TAXES	\$7,323.50
WAREHOUSE AREA	700 sq. ft.
OFFICE AREA	1,300 sq. ft.
MEZZANINE AREA	1,400 sq. ft.
ZONING CODE	IG5
POSSESSION	Immediate



## GEOFFREY H. GODDING CPM

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## FINANCIAL INFORMATION:

- 2024 Taxes: \$ 7,323.60
- 2023 Hydro: \$ 4,800.00 (when occupied)
- 2023 Gas: \$ 3,000.00 (when occupied)
- Condo fee \$1,011.27 plus HST.

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