

FOR SALE



OFFICE / WAREHOUSE SPACE

39 Cleopatra Drive, Nepean, ON K2G 0B6

BUILDING FEATURES

- 3,990 sq. ft. Automotive Building for Sale
- 20 x 25 shed attached to the building accessible from the main building
- 6 Grade level doors, five 10' (H) x 12' (W) and one 14' (H) by 11' (W)
- Trench drain with Oil water separator
- 200 Amp Single Phase Service
- 14' 4" clear height
- Gas fire radiant heat
- Paved lot with fenced yard

SALE DETAILS

ADDRESS	39 Cleopatra Drive, Nepean, ON K2G 0B6
SALE PRICE	\$2,490,000
2023 TAXES	\$15,589
WAREHOUSE AREA	3,450 sq. ft.
OFFICE AREA	540 sq. ft.
ZONING CODE	Industrial General
OCCUPANCY	To Be Arranged



GEOFFREY H. GODDING CPM

Senior VP / Commercial Sales Representative

Capworth Commercial Realty Brokerage
Corporation

Direct # 613.720.1186

Main Office # 613.663-2549 ext. 3

Email: geoffg@bell.net

Main Office:

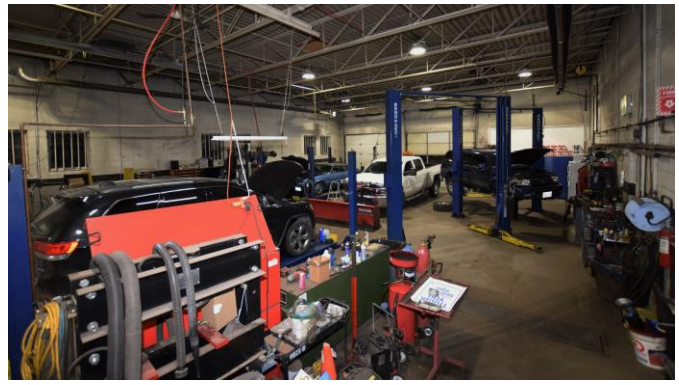
1390 Prince of Wales Drive,

Suite 106, Ottawa, Ontario K2C 3N6

Geoff Office:

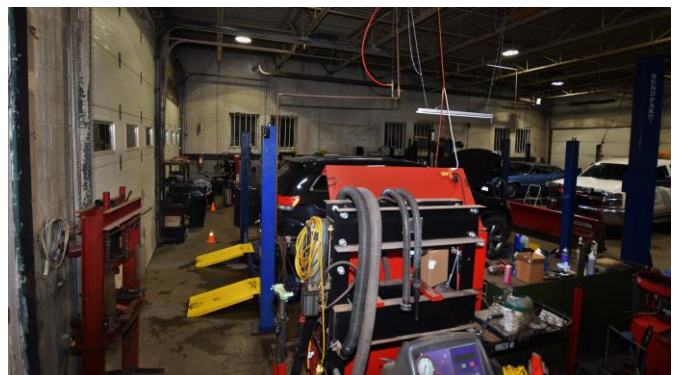
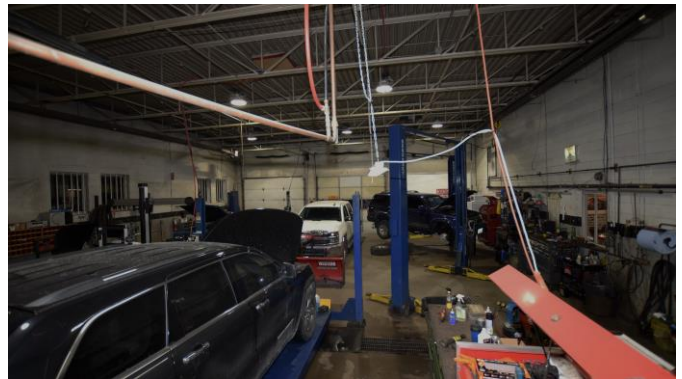
430 Hazeldean Road, Suite 222, Kanata, Ontario

K2L 1T9



ADDITIONAL INFORMATION:

- 2023 Taxes: \$15,569.00
- 2023 Hydro: \$2280.00
- 2023 Gas: \$ 3,385.00
- Snow Removal: Completed by Owner
- 2023 Water & Sewer \$ 1,200.00 approx.



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