

FOR SALE



15 Capella Court, Unit 116, Ottawa, ON. K2E 7X1

BUILDING FEATURES

Units 114 and 115 are also for sale and can be purchased along with this unit.

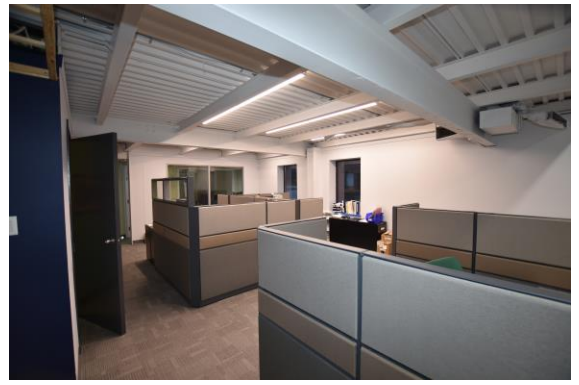
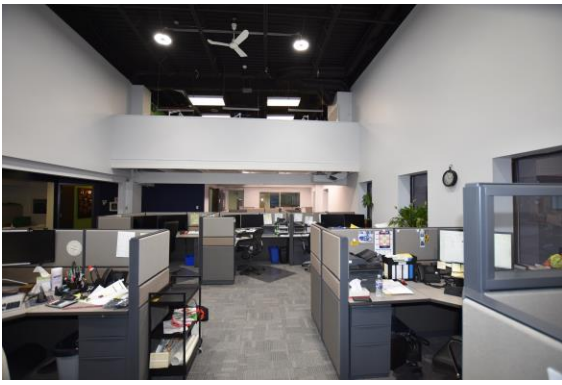
This unit of 3,200 sq. ft. consists of a combination of ground floor office space and warehouse with grade loading door, 9' 9" (W) by 9" 10" (H) and production space mezzanine.

600-volt service with 15 KVA Transformer. 19' 2" clear.

The space is 100% air-conditioned.

SALE DETAILS

ADDRESS	15 Capella Court, Unit 116, Ottawa, ON. K2E 7X1
SALE PRICE	\$ 1,050,000
2023 TAXES	\$ 7,926
WAREHOUSE AREA	700 sq. ft.
OFFICE AREA	1,700 sq. ft.
MEZZANINE AREA	800 sq. ft.
ZONING CODE	IG5
POSSESSION	Immediate



GEOFFREY H. GODDING CPM

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Capworth Commercial Realty Brokerage
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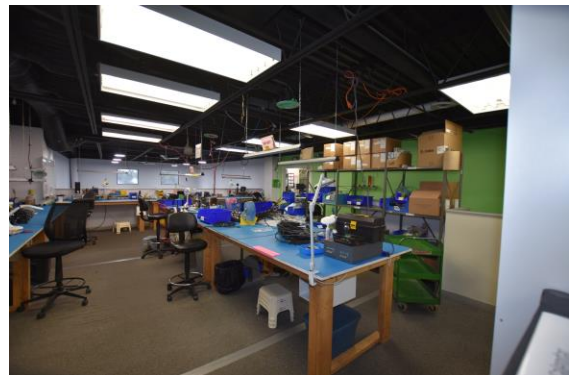
Geoff Office:

430 Hazeldean Road, Suite 222, Kanata, Ontario
K2L 1T9



FINANCIAL INFORMATION:

- 2023 Taxes: \$ 7,926.00
- 2023 Hydro: \$ 4,800.00
- 2023 Gas: \$ 2,400.00
- Condo fee \$ 986.60 plus HST.



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