



FOR SALE

**15 Capella Court, Unit 115, Ottawa, ON. K2E 7X1**

## BUILDING FEATURES

Units 114 and 116 are also for sale and can be purchased along with this unit.

This unit of 3,400 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 115, Ottawa, ON. K2E 7X1
SALE PRICE	\$ 972,000
2023 TAXES	\$ 7,488
WAREHOUSE AREA	660 sq. ft.
OFFICE AREA	1,340 sq. ft.
MEZZANINE AREA	1,400 sq. ft.
ZONING CODE	IG5
POSSESSION	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



## FINANCIAL INFORMATION:

- 2023 Taxes: \$ 7,488.00
- 2023 Hydro: \$ 4,800.00
- 2023 Gas: \$ 3,000.00
- Condo fee \$ 986.60 plus HST.



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