

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, 5 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:

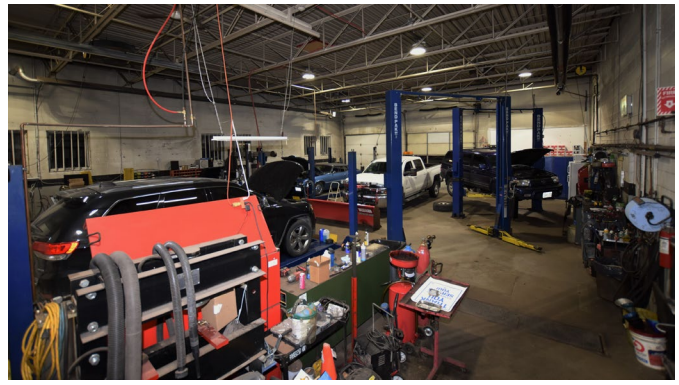
1390 Prince of Wales Drive,

Suite 106, Ottawa, Ontario K2C 3N6

Geoff Office:

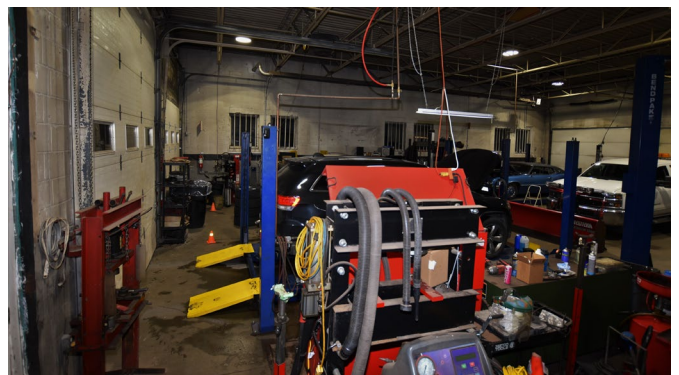
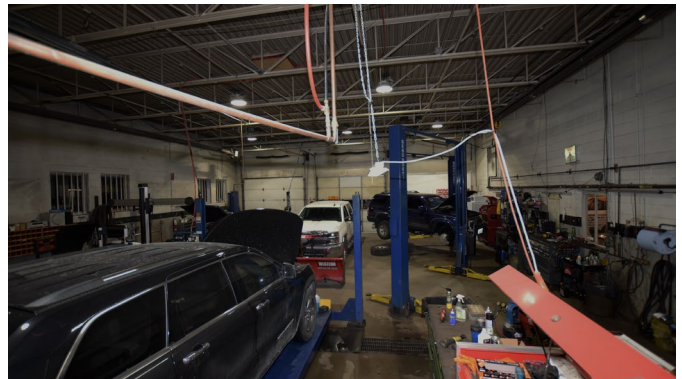
430 Hazeldean Road, Suite 222, Kanata, Ontario

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.



This communication is intended for general information only and not to be relied upon in any way. Consequently, no responsibility or liability whatsoever can be accepted by CAPWORTH for any loss or damage resulting from any use of, reliance on or reference to the contents of this document, including hypertext links to external sources. In addition, as a general communication, this material does not necessarily represent the view of CAPWORTH in relation to particular properties or projects. This communication is not intended to cause or induce breach of any agency agreement. Reproduction or distribution of this communication in whole or in part is not allowed without prior written approval of CAPWORTH.