

FOR SALE

1475 Star Top Road, Ottawa, ON



Two industrial buildings comprising approximately 45,486 sq.ft. on 2.92 acres. The front building is a stand-alone building occupied by one (1) tenant of approximately 21,257 sq.ft. The rear building is a multi-tenant industrial building totalling approximately 24,229 sq.ft.

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Commercial Real Estate Advisors

PROPERTY DETAILS



THE OFFERING

An opportunity to acquire an established, well performing industrial property which includes six (6) tenants. The front building is occupied by a single tenant and the rear building is occupied by five (5) tenants. The property is 100% leased by quality long-term tenants. It has been owned and managed by the same family since 1971. Both buildings were constructed by the Seller.

ADDRESS	1475 Star Top Road, Ottawa, ON
SALE PRICE	\$10,300,000
CAP RATE	4.35%
LEGAL DESCRIPTION	PT LT 24, CON 2OF, PART 1, 5R9225; T/W N644323; GLOUCESTER and PT LT 24, CON 2OF, PART 2 & 3, 5R9225; S/T N644323; GLOUCESTER CITY OF OTTAWA
BUILDING AREA	Approximately 45,486 sq.ft. includes two (2) buildings
LAND AREA	2.92 acres (approx.)
SURVEY	Both buildings are located on the same parcel of land including a paved side road access to the rear building. Existing survey available.
FRONTAGE	158.9 ft.
LOADING	Dock and grade level loading doors
YEAR BUILT	Front Building – 1971; Rear Building – 1985
ZONING	IL2F (0.7) H(14)

PROPERTY DETAILS (CONT'D)

FRONT BUILDING



The front building is entirely leased to a single tenant. It comprises a single storey concrete block/steel warehouse with a front office area of approximately 1,800 sq.ft. The exterior of the building is metal clad siding. The roof is flat built-up cover over a steel deck supported by open web steel joists.

The front office/showroom area is typically finished with a combination of polished concrete in the showroom, ceramic tile in the washrooms and laminate flooring in the office area, painted drywall walls and suspended T-bar ceilings with recessed lighting. The roof-top unit provides heating and cooling and supplementary electric baseboard heat is also provided. The front office area has two 2-piece washrooms.

The warehouse area has an approximate clear ceiling height of 17 feet. Interior finish include a poured concrete floor, open ceilings to the metal deck and open steel joists, drywall perimeter walls. The building has two (2) dock level doors and three (3) at grade level. one of which has a dock leveller. Heat throughout the warehouse is from suspended gas-fired space heaters. The building is entirely sprinklered.

REAR BUILDING



The rear building consists of front office/showroom and warehouse space and is demised into a total of nine bays fully rented to five tenants.

Each unit is finished with approximately 10% office/showroom space with modern finishes and a combination of open and suspended T-bar ceilings.

There is a total of eight grade-level overhead doors at the rear of the building. The exterior of the building has metal cladding. The front windows are fixed thermal glazed in aluminum frames.

RENT ROLL / EXPENSES

Bay #	Tenant	Size (Sq.Ft.)	Lease Expiry Date	Net Rent Per Sq. Ft.	Annual Net Rent	Option to Renew
Front Building	Futech Ottawa Inc.	21,257	March 31, 2029	\$7.50	\$159,427.50	N/A
Rear Bldg. Bays 1 & 2	RCMP	5,385	Aug. 31, 2026	\$11.00 plus \$1.11 for parking	\$59,235.00 \$5,977.35	N/A
Bay 3	Sage Designs	2,692	March 31, 2027	\$12.00	\$32,304.00	N/A
Bay 4	6260942 Canada Ltd.	2,692	April 30, 2030	\$12.00	\$32,304.00	N/A
Bays 5 & 6	6871178 Canada Inc.	5,384	Feb. 28, 2027	\$8.50	\$45,764.00	N/A
Bays 7,8,9	Futech Ottawa Inc.	8,076	March 31, 2029	\$14.00	\$113,064.00	N/A
TOTALS		45,486			\$448,075.85	

- Bays 7, 8 and 9 are currently occupied by PostLink Corporation paying \$8.00 per sq.ft. triple net until July 31, 2025.

2024 OPERATING EXPENSES

Front Building

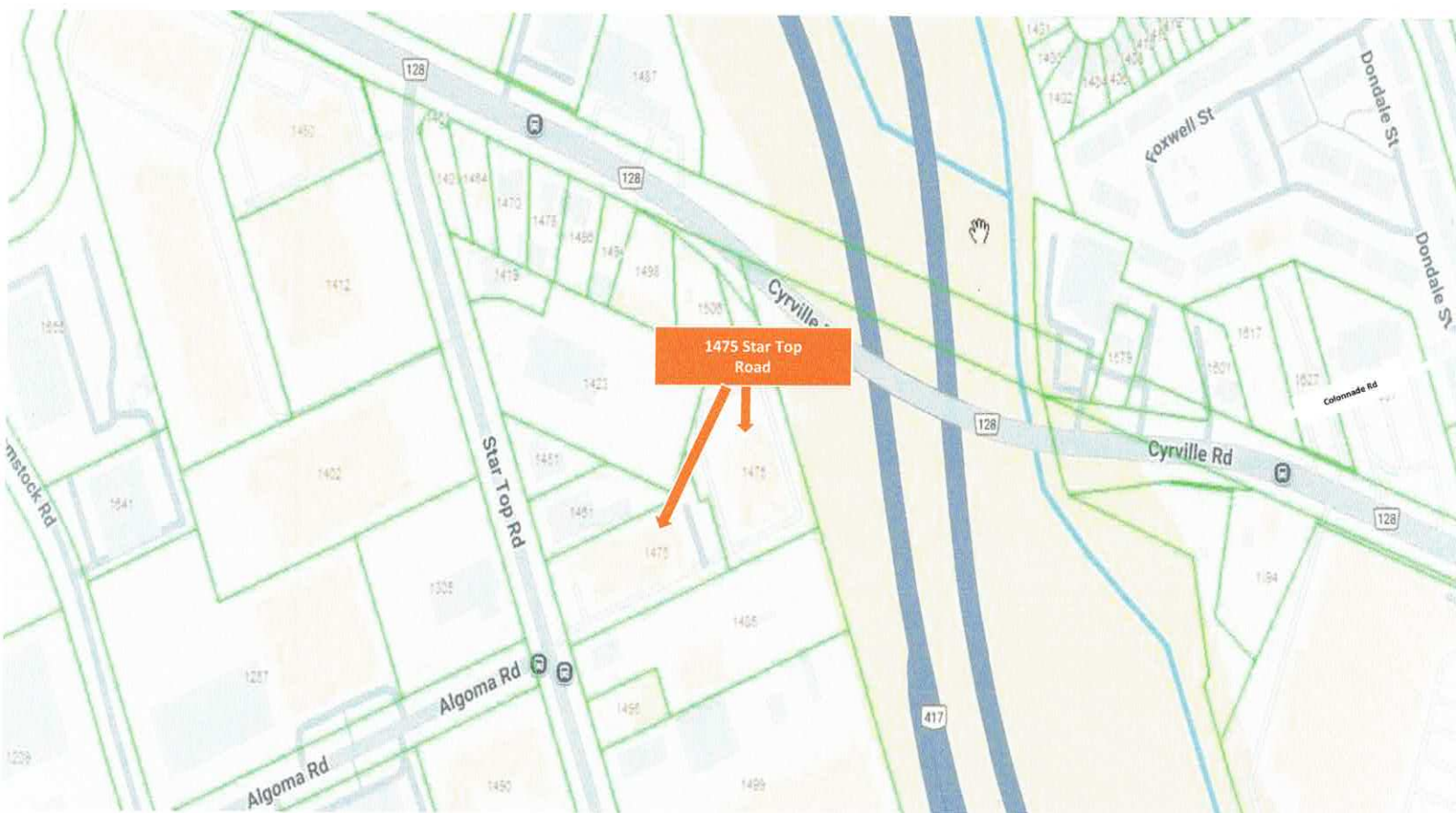
ITEM	EXPENSE
INSURANCE	\$10,467.36
PROPERTY TAXES	\$51,055.29
REPAIRS / MAINTENANCE	\$ 7,298.67
WATER	\$ 1,832.85
TOTAL EXPENSES	\$70,654.17

Rear Building

ITEM	EXPENSE
HYDRO	\$ 2,197.64
INSURANCE	\$11,441.52
PROPERTY TAXES	\$58,200.62
REPAIRS / MAINTENANCE	\$22,625.44
WATER	\$ 1,433.74
TOTAL EXPENSES	\$95,898.96

LOCATION

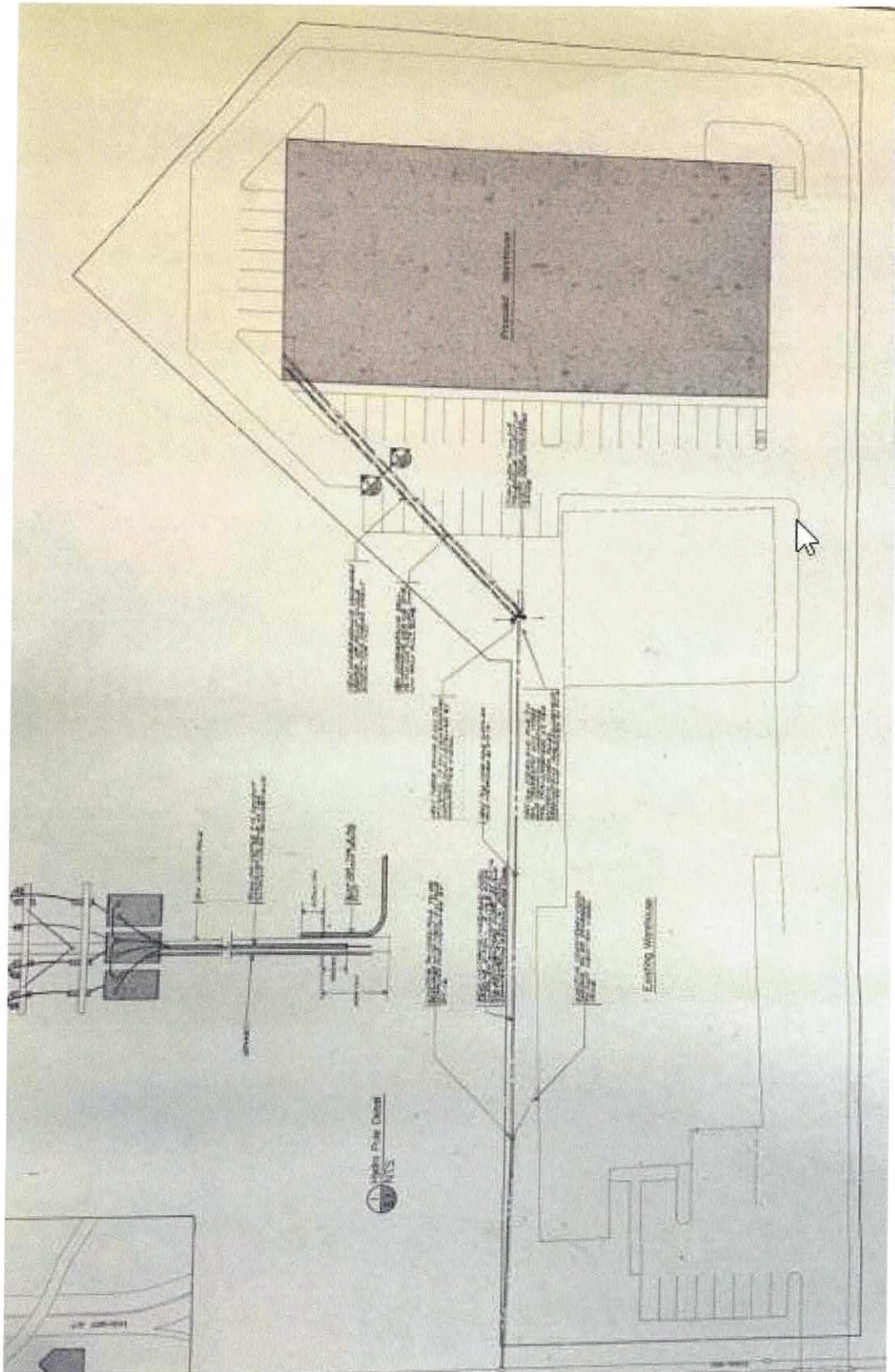
The subject property is located in the Cyrville Industrial Area, which forms part of the larger Ottawa East Industrial Area. The Cyrville Industrial Park lies on the south, north and east sides of Highway 417 and is bound by St. Laurent Boulevard on the west and Innes Road on the south. The property is accessible from the Innes Road interchange with Highway 417.



DEMOGRAPHICS

Radius	2 KM	3 KM	5 KM
Population (2023)	17,547	50,247	153,080
Population (2028)	19,416	55,911	170,230
Population (2033)	20,986	60,947	185,710
Median Age	37.8	39.4	40.2
Average Household Income (2023)	\$88,661	\$88,008	\$93,200
Median Household Income (2023)	\$70,165	\$67,225	\$64,980

SITE PLAN

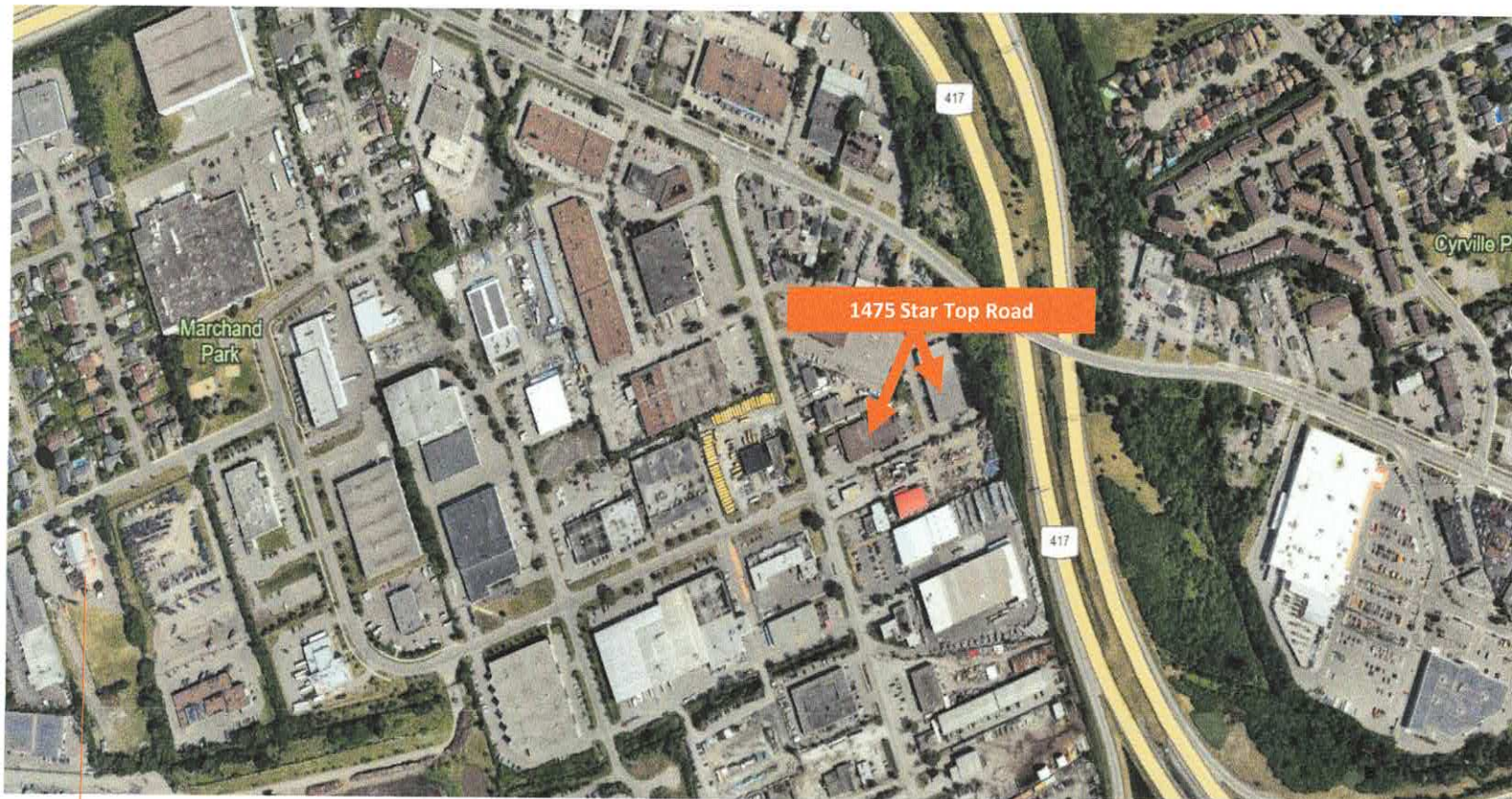


ZONING

IL2 F(0.7) H(14) – LIGHT INDUSTRIAL ZONE PERMITTED USES

- Animal care establishment (By-law 2015-190)
- Animal hospital
- Automobile dealership
- Automobile rental establishment
- Broadcasting studio
- Catering establishment
- Day care
- Drive-thru facility
- Emergency service
- Heavy equipment and vehicle sales, rental and servicing
- Instructional facility
- Light industrial uses
- Medical facility
- Municipal service centre
- Office
- Park
- Parking garage
- Parking lot
- Personal brewing facility (By-law 2019-41)
- Place of assembly
- Post office
- Printing plant
- Production studio
- Recreational and athletic facility
- Research and development centre
- Restaurant
- Service and repair shop
- Technology industry
- Training centre
- Truck transport terminal
- Warehouse

AERIAL MAP



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