

COMMERCIAL CONDOS
FOR SALE



65 Denzil Doyle Court

Kanata, ON
K2M 2G8



Marc Morin

Broker
613.852.6181
marc@koble.ca

65 Denzil Doyle Ct

Ottawa, ON K2M 2G8



Offering Summary

Average Unit Size:	1,350 SF
Condo Fees (Estimate):	\$7.57/SF/Year
Property Tax (Estimate):	\$3.14/SF/Year
Zoning:	Business Park Industrial (IP4)
Power:	600A/600V
Year Built:	2017
Submarket:	Kanata South

List Price Overview

Ground floor units are available for \$407,000 (Unit 100) to \$673,000

Second floor units are available for \$637,000

Property Highlights

- Exciting opportunity to own your own commercial condominium unit in the heart of Kanata
- These condos are well suited for businesses of a wide range of uses, with warehouse, light manufacturing & assembly, retail/service businesses and office uses combining to create a vibrant entrepreneurial community
- Situated in one of the region's fastest growing neighbourhoods, the Denzil Doyle condos offer a true Work, Live, Play opportunity
- Flexible zoning of business park industrial (IP4) allows for a variety of different businesses such as restaurant, office, warehouse, food services etc.
- Superior location, minutes from Highway 417 and just off of Eagleson Road, surrounded by residential homes in Glen Cairn and Bridlewood
- At ~1,350 SF, with ample on-site parking, these ideally sized commercial condominium units won't last long. (Unit 100 is 650sf)
- Select vacant units available immediately!

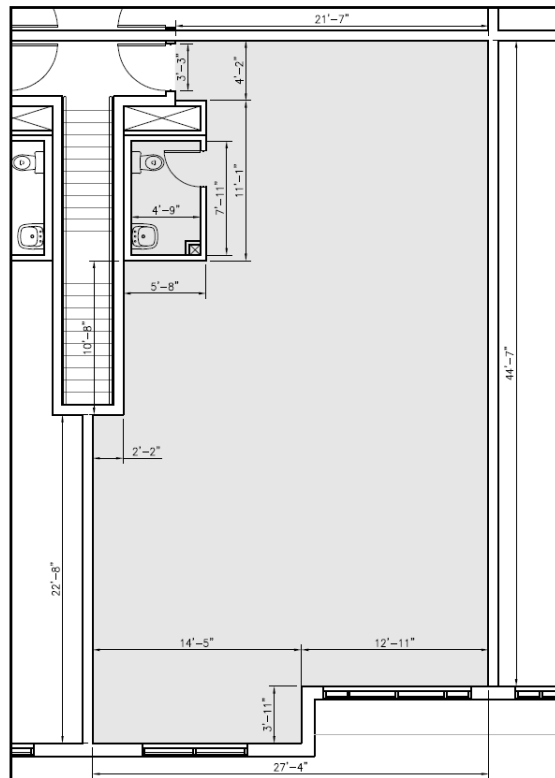
Marc Morin

613.852.6181 | marc@koble.ca



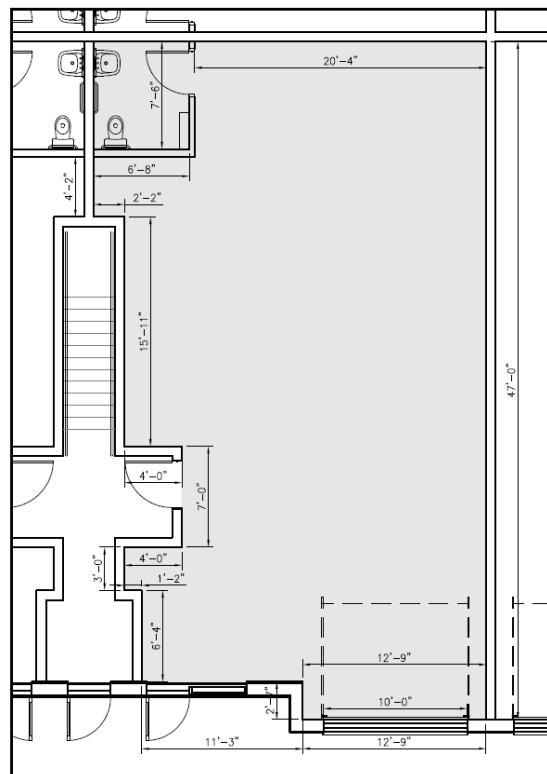
65 Denzil Doyle Ct

Ottawa, ON K2M 2G8



TYPICAL SECOND FLOOR SUITE

SCALE 3/16" = 1'-0"



TYPICAL GROUND FLOOR SUITE

SCALE 3/16" = 1'-0"

65 Denzil Doyle Ct

Ottawa, ON K2M 2G8



Marc Morin
613.852.6181 | marc@koble.ca

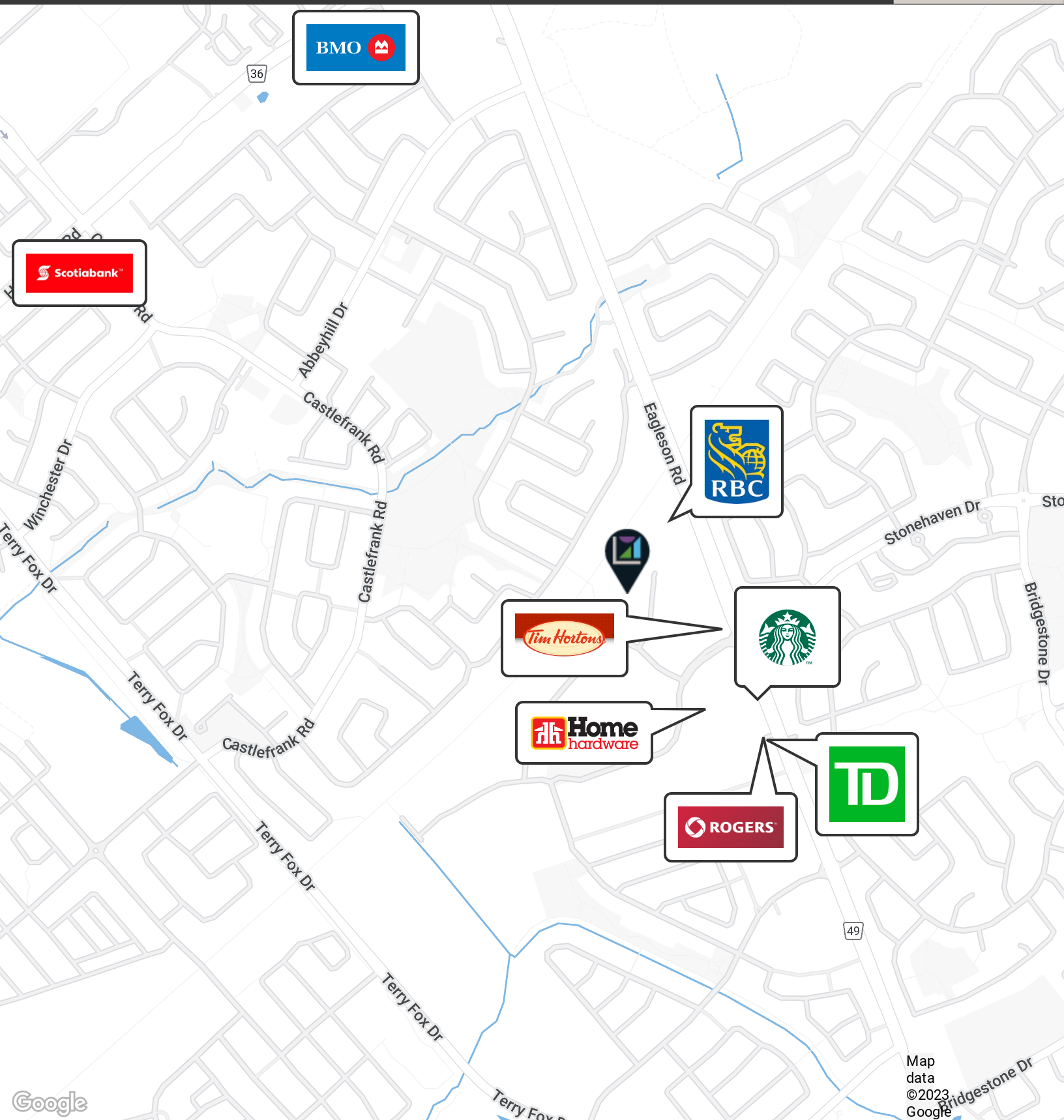
65 Denzil Doyle Ct

Ottawa, ON K2M 2G8



65 Denzil Doyle Ct

Ottawa, ON K2M 2G8



Map
data
©2023
Google

Meet Your Summit



Marc Morin

613.852.6181

marc@koble.ca

4 FOOTHILLS DR. OTTAWA, ON

KOBLE.CA



KOBLE
Commercial Real Estate & Brokerage