

# 43-45 ECCLES ST

PRESENTED BY RONALDO SAYAH

\$2,900,000



**REPS**   
Real Estate Professionals

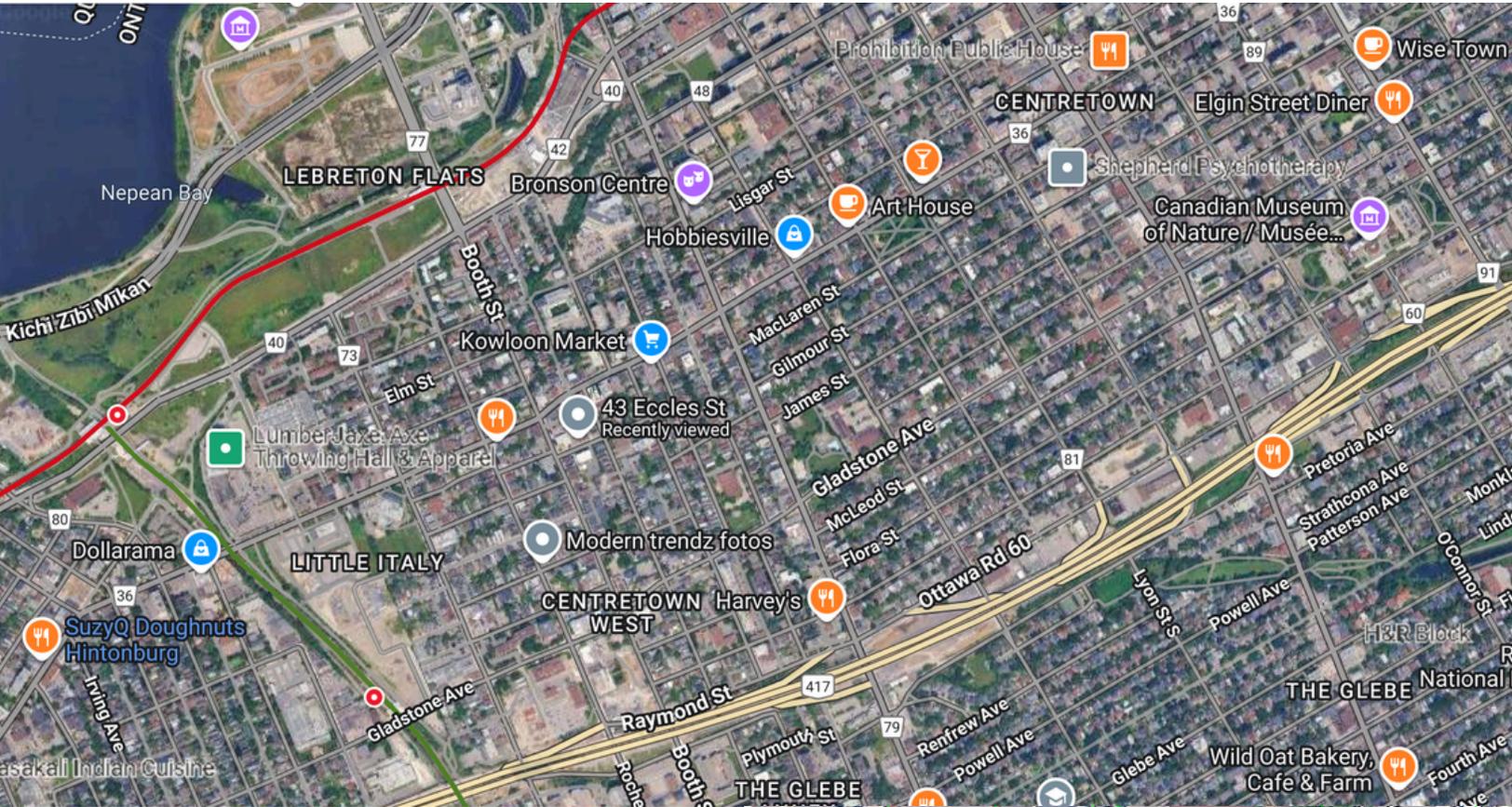


## DETAILS

**2 STOREY PLUS LOWER LEVEL  
HERITAGE STYLE BUILDING  
TRENDY OFFICE BUILDING  
OWNER OCCUPY  
OR KEEP LEASED**

**LITTLE ITALY  
NEAR HIGHWAY  
NEAR LRT**





## DETAILS

Zoning: GM[65] F(1.5) H(13.5)

Lot Info

Gross Building Area: 11,755 sq ft

Site Area: 10,904 sq ft

10 minute Walk to **LRT** + River

13 minute Walk to Starbucks

8 minute Drive to Parliament

2 minute Drive to Gatineau

Amazing Bike Trails

In-between

Little Italy-Chinatown-Lebreton Flats



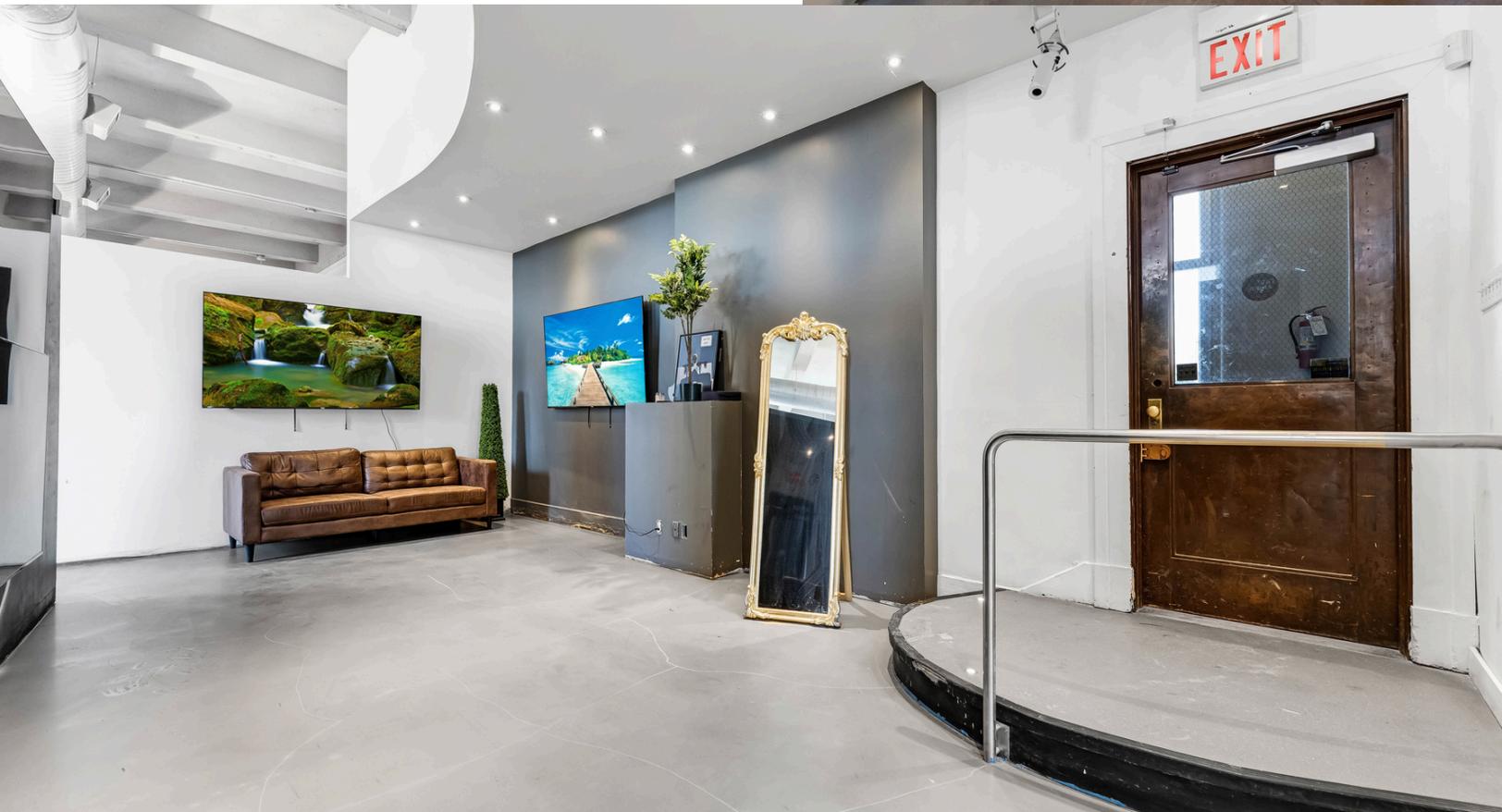
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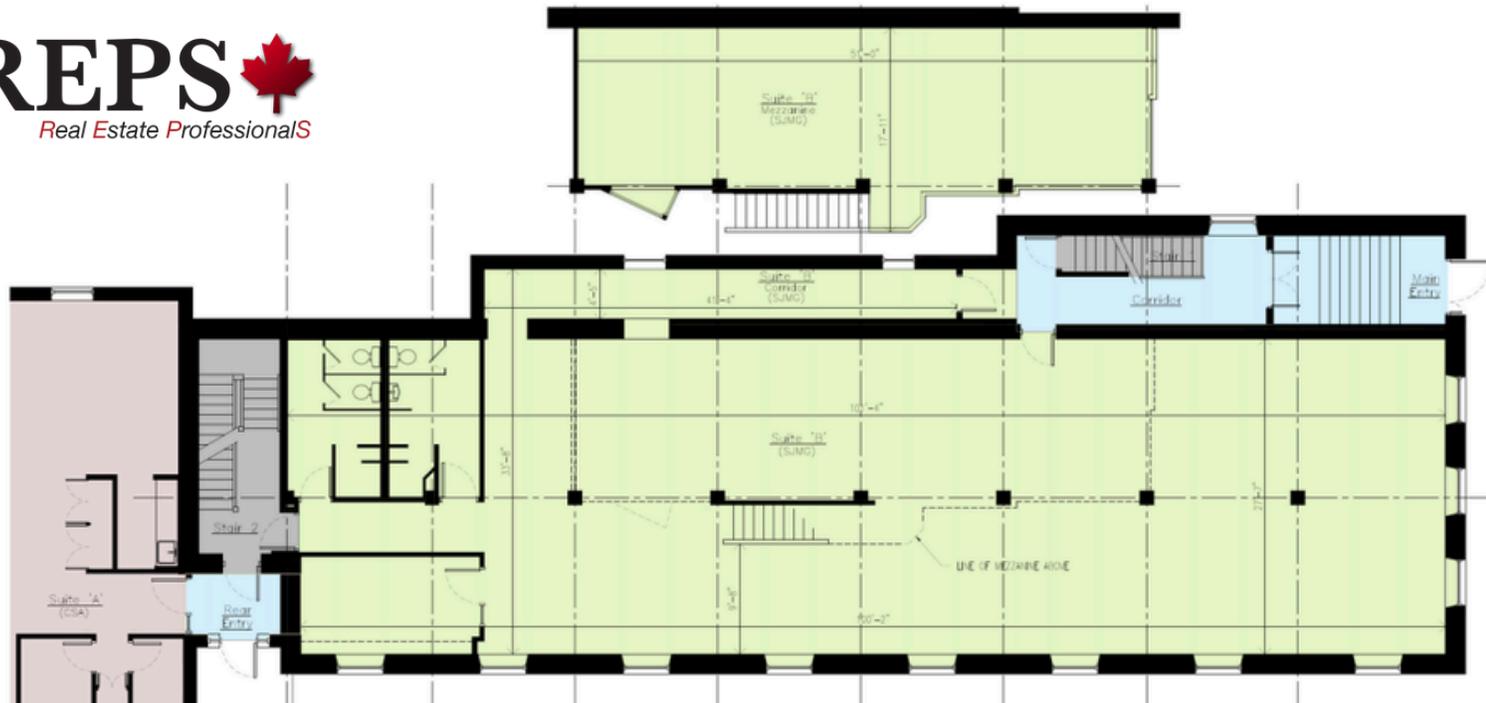
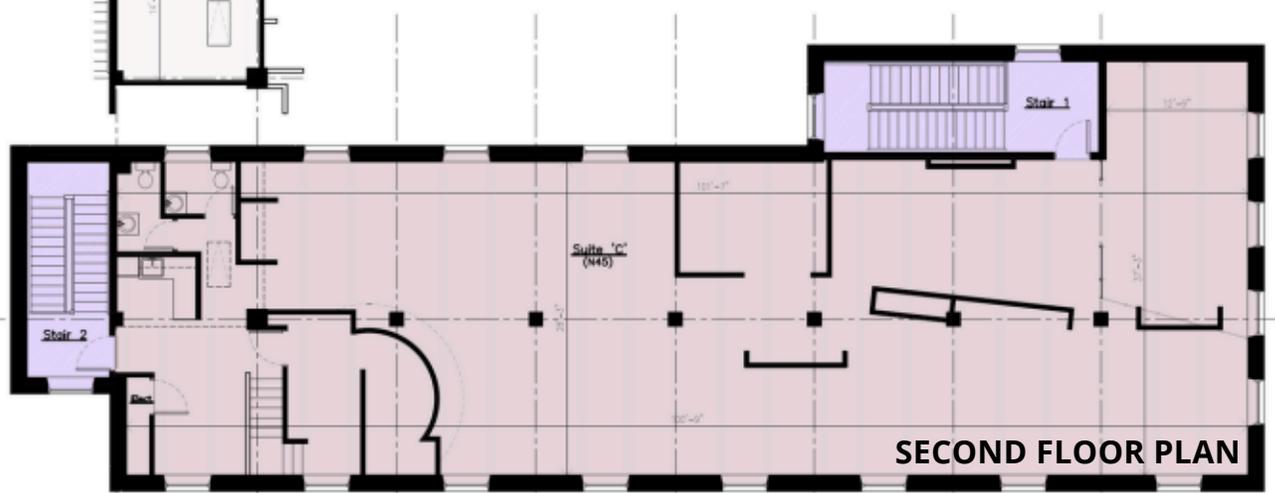
**OWNER OCCUPY THE ENTIRE SPACE  
OR KEEP IT LEASED**

- 11,755 sq ft on 3 Floors
- Secure Building with FOB
- Heritage Style Construction
- 11 Surface Parking
- Multiple Investment Options

71.5 Ft - Width

151.97 Ft - Depth





**BOMA Floor Summary: Rentable Area – Suite 'B'**

Interior Gross Area (IGA)	6300.26 sq.ft.	585.31 sq.m.	Vertical Circulation	249.1 sq.ft.	23.14 sq.m.
Total Rentable Floor Area	4483.1 sq.ft.	416.49 sq.m.	Building Service Area	351.7 sq.ft.	32.67 sq.m.
Total Occupant Area	3874.0 sq.ft.	359.91 sq.m.	Suite 'B' (SJM)	3118.7 sq.ft.	282.06 sq.m.
Load Factor	1.1572		Suite 'B' (SJM) - Mezzanine	756.8 sq.ft.	20.98 sq.m.

**ch2 architecture**  
66 Grove Avenue,  
Ottawa, On. K1S 3A8  
613-526-3838

43 Eccles Street, Ottawa

Suite 'B' (SJM) Ground Floor Plan

**FLOOR AREA SUMMARY**  
(ANSI/BOMA Z65.1 –2010 – OFFICE BUILDINGS , METHOD 'A', "LEGACY METHOD")

Scale: 1/8" = 1'-0"  
April 30, 2018



**BOMA Floor Summary: Rentable Area – Suite 'B'**

Interior Gross Area (IGA)	3281.9 sq.ft.	304.89 sq.m.	Occupant Storage - Suite 'B' (SJM)	255.2 sq.ft.	23.71 sq.m.
Total Rentable Floor Area	1254.7 sq.ft.	116.56 sq.m.	Building Service	873.2 sq.ft.	81.12 sq.m.
Total Occupant Area	1084.2 sq.ft.	100.72 sq.m.	Building Amenity	354.5 sq.ft.	32.93 sq.m.
Load Factor	1.1572		Vertical Circulation	161.0 sq.ft.	14.96 sq.m.

# ADDITIONAL INFORMATION

2nd Floor 3775 sq ft  
Parking included 4

Main Floor 4483 sq ft  
Parking included 5

Basement - Unit A 1000 sq ft

Basement - Unit C 701 sq ft

Back Building 1,796 sq ft  
Parking included 1

Gross Operating Income \$293,897

Insurance - \$8,338

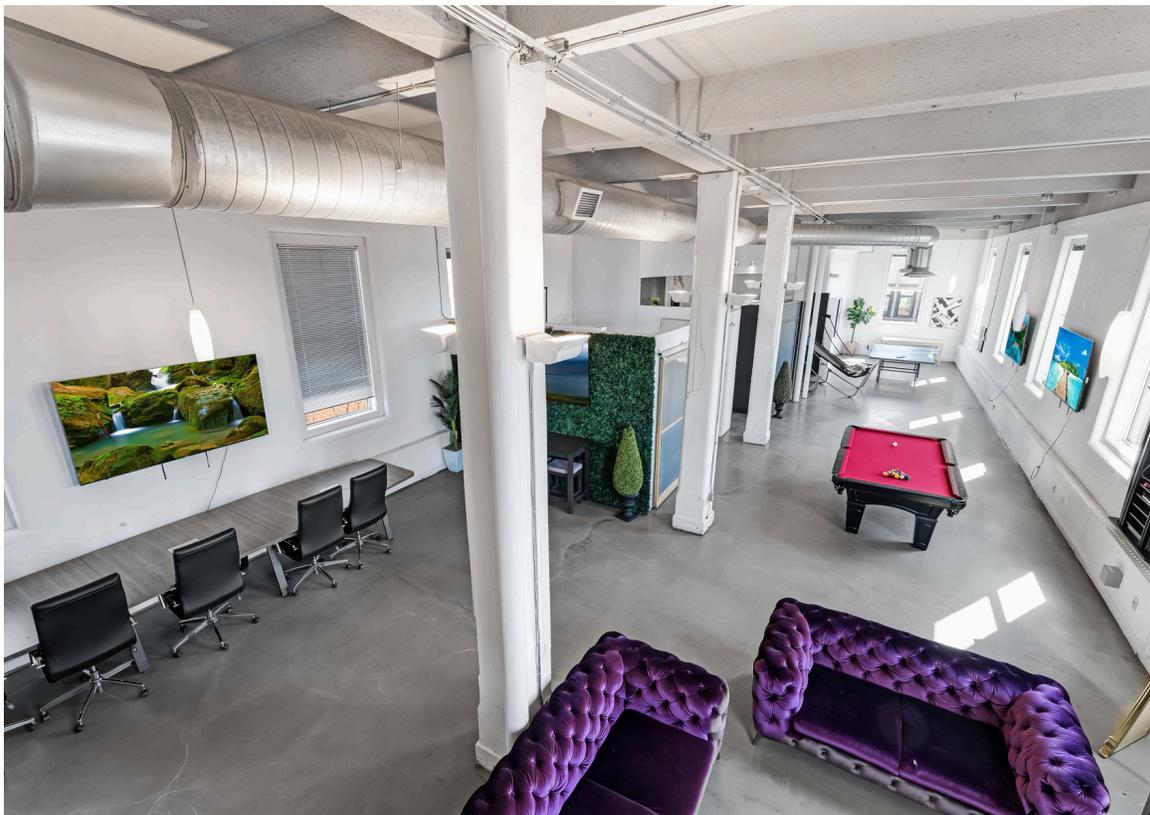
Utility/Maintenance/Cleaning - \$63,799

Property Taxes \$31,185

NOI - \$190,575

# ADDITIONAL INFORMATION

- **Two-storey Office Building with Finished Basement. Stunning Architecture, Amazing Location, 11 Parking, Meticulous Condition**
- **Funky, unique office space with high ceilings, bright large windows, and kitchens.**
- **Potential to owner - occupy entire building, or one floor (3,775 sq. ft) and collect rent from other tenants in the building.**



# LOCATION

LITTLE ITALY

BOUTIQUE SHOPPING

NATURE TRAILS

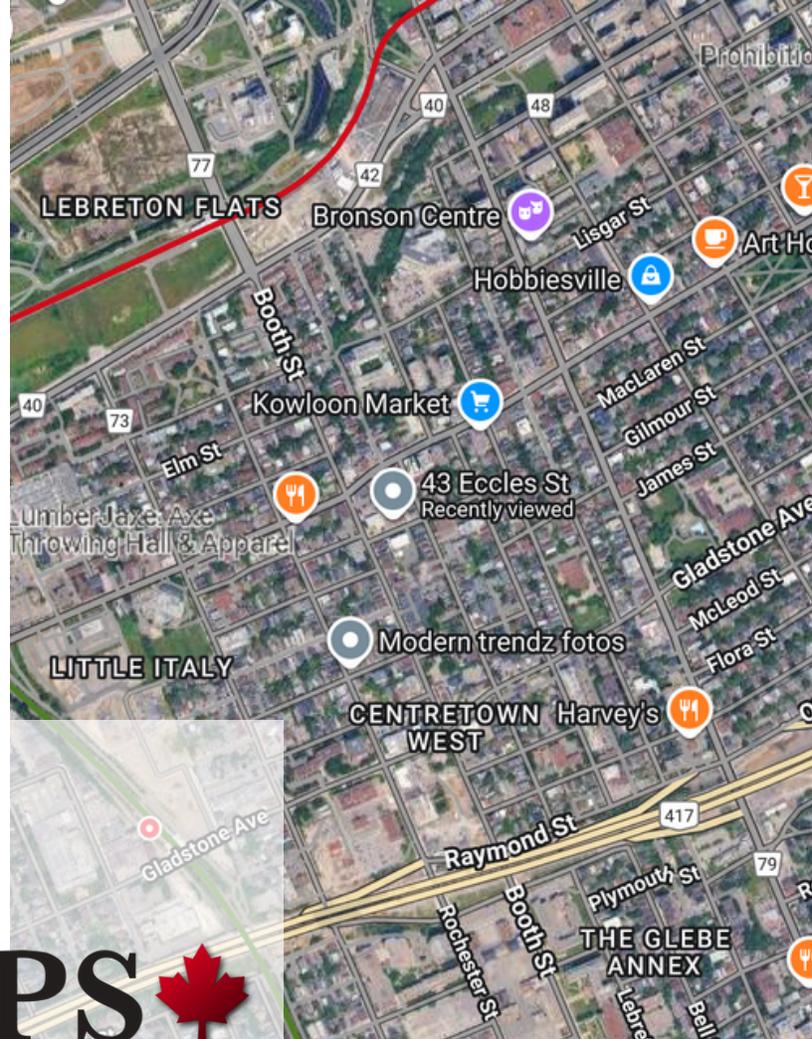
HEART OF THE CITY

BEST RESTAURANTS

- Restaurants and Shopping Steps Away
- Walk to Dow's Lake or Lebreton Flats
- Cycling Paradise NCC Trails
- Culinary Haven
- Heart of the City
- Transit Station
- Highway Access

**LA VITA È BELLA!**

Welcome to Preston Street, where life is beautiful! One of Ottawa's most vibrant neighborhoods, Little Italy is the place to work and play. With a refurbished main street, diverse cuisine, retail and services, Little Italy is a centre for life and culture!



**THE REPS** 

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**613.900.SELL**  
**RONALDO@THEREPS.CA**

