

43-45 ECCLES ST

PRESENTED BY RONALDO SAYAH

\$2,900,000



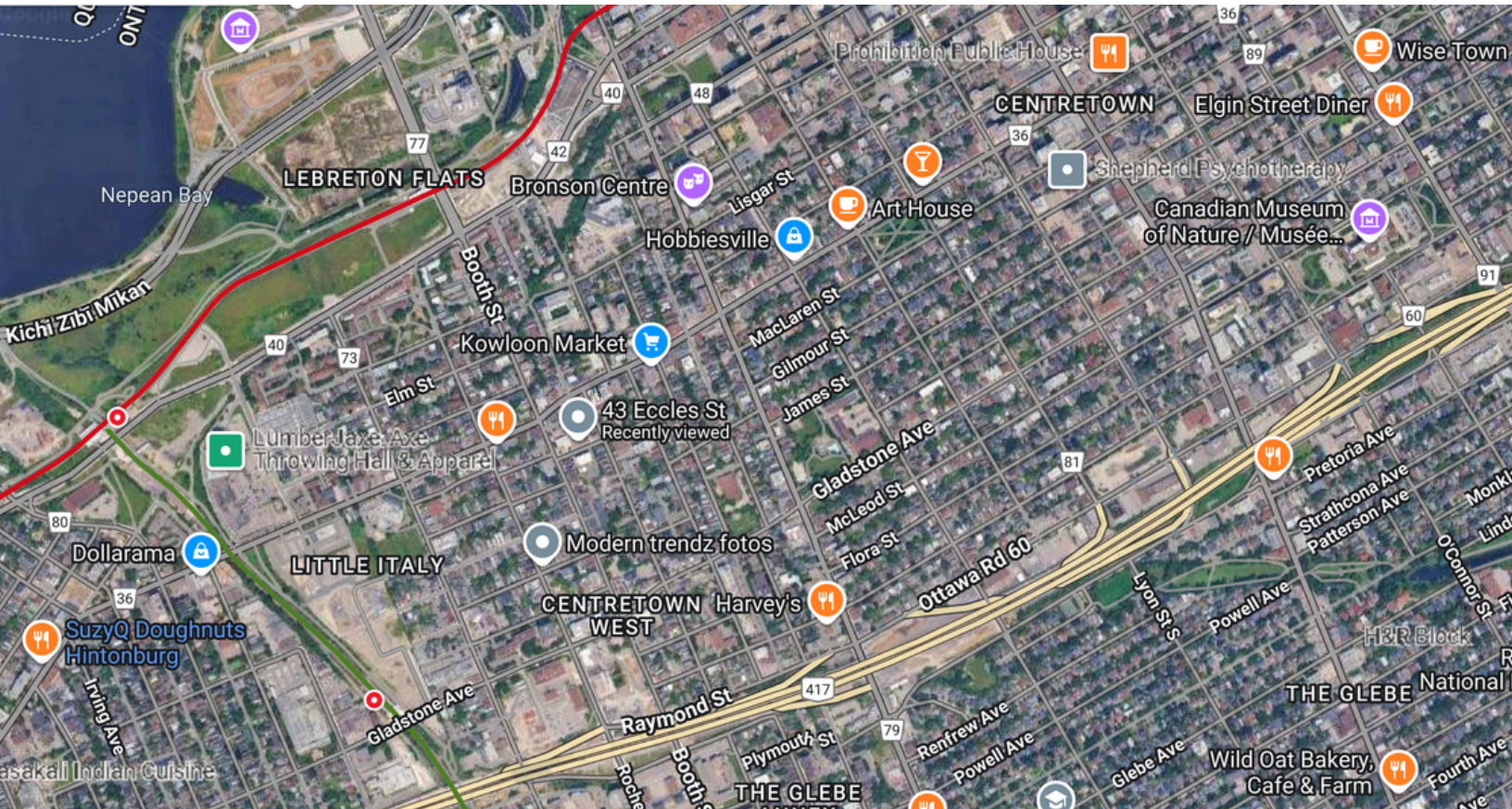


DETAILS

**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



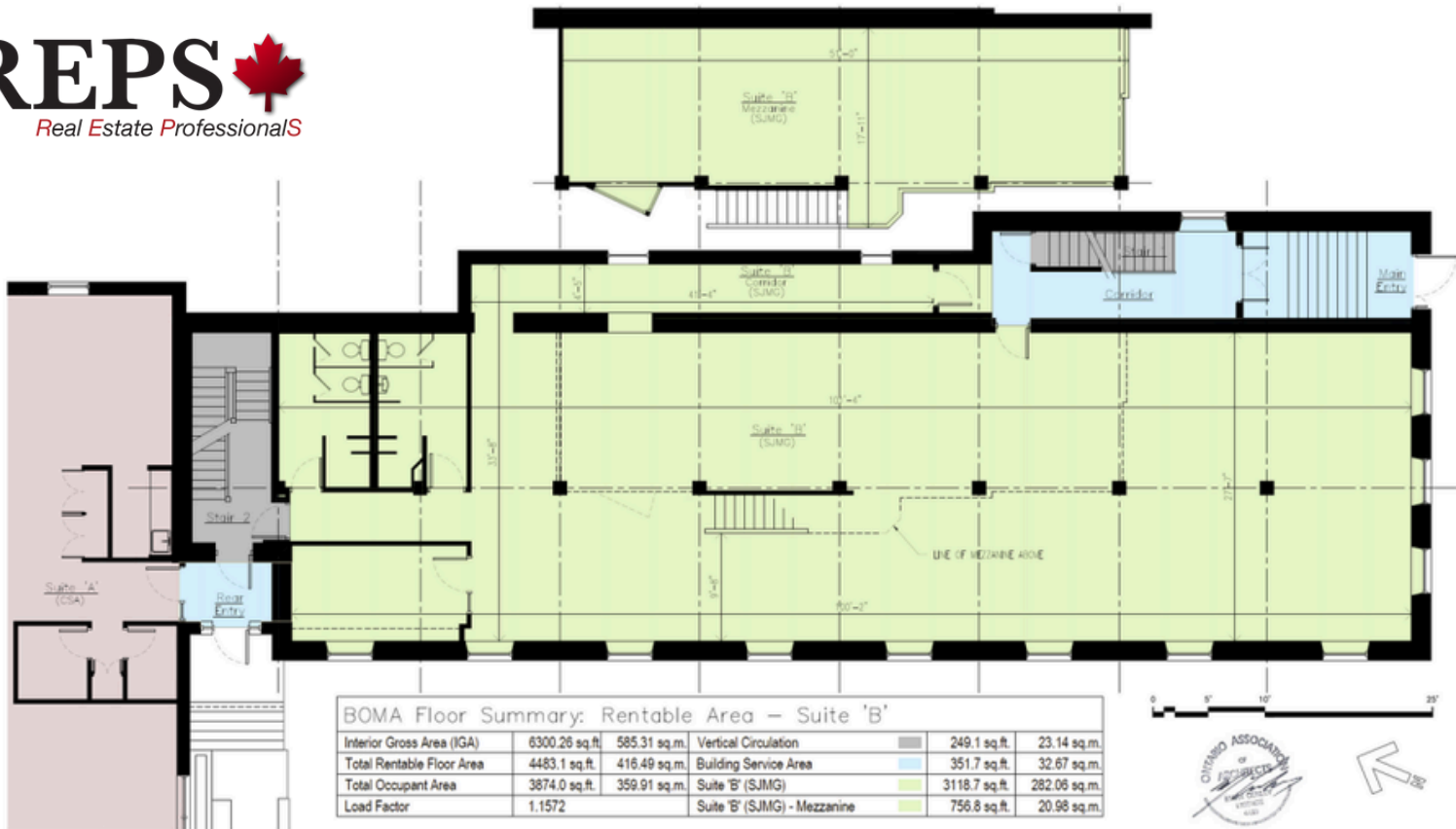
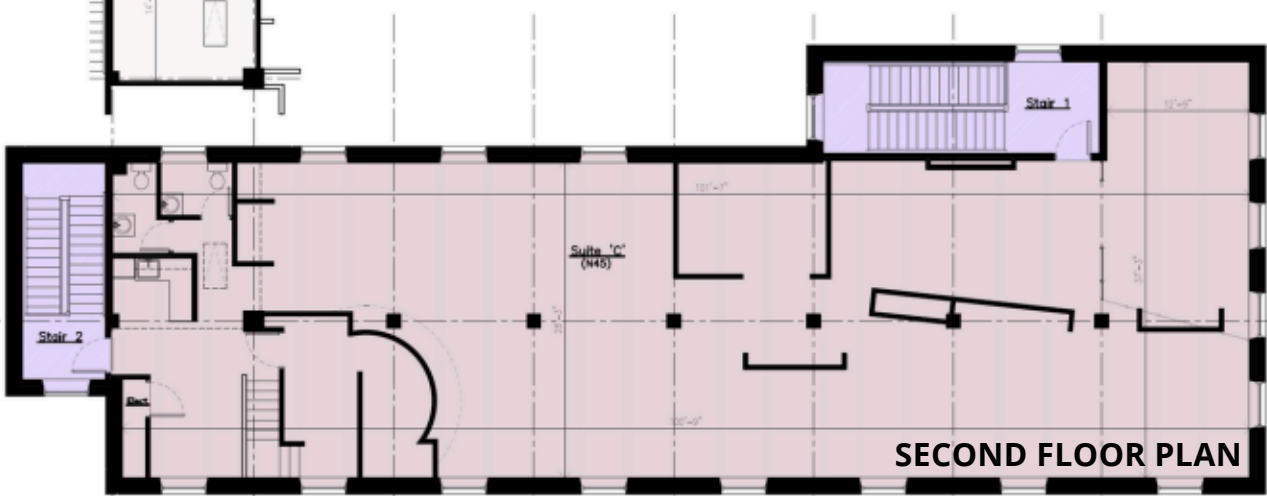
**OWNER OCCUPY THE ENTIRE SPACE
OR KEEP IT LEASED**

- 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





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

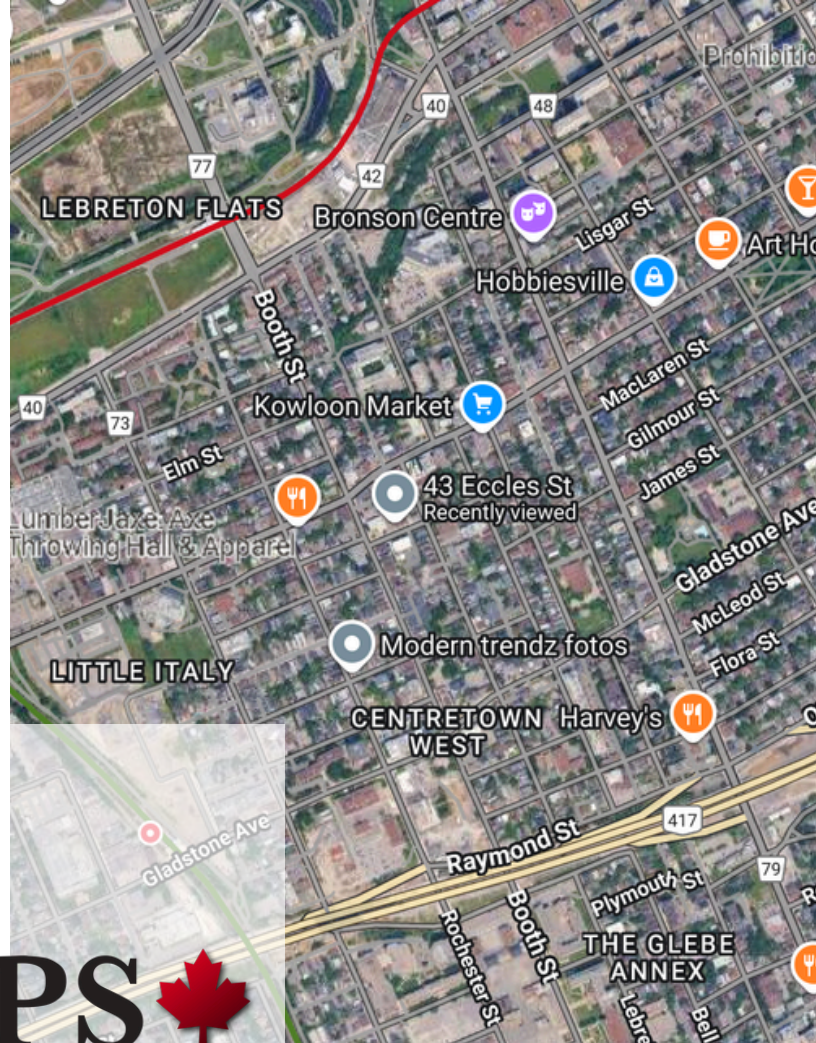
HEART OF THE CITY

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 

Real Estate ProfessionalS

613.900.SELL

RONALDO@THEREPS.CA

