

COMMERCIAL PROPERTY FOR SALE / 21,000-SQUARE FOOT LAND



## 99 BEECHWOOD AVENUE OTTAWA, ONTARIO K1M 1L7

REDEVELOPMENT SITE

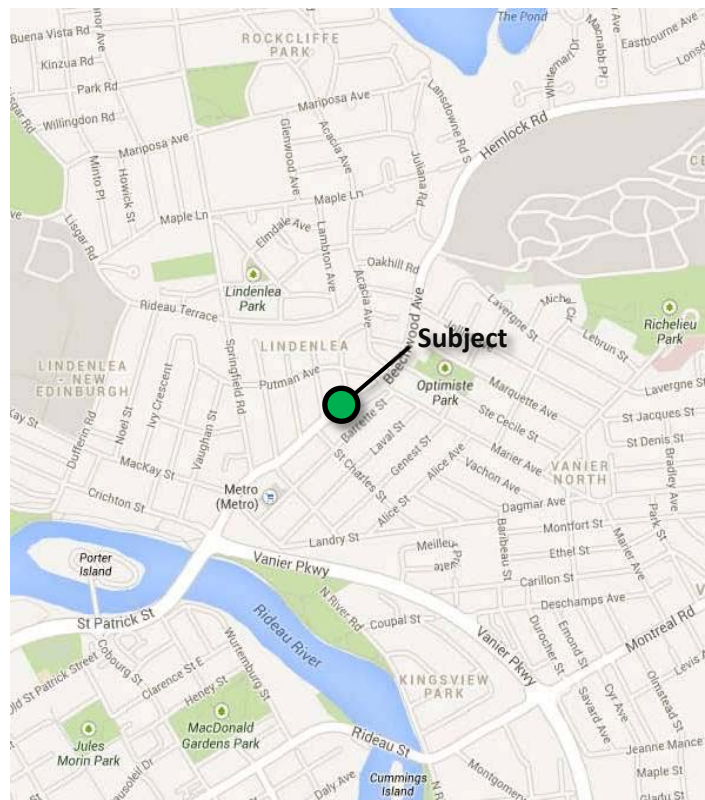
Deadline for submission of offers : Thursday, September 26 ,2013 at 3:00 PM

### Characteristics

Unique opportunity to acquire a strategic location for the potential development of a site of more than 21,000 square feet in the heart of Beechwood district in Ottawa, across the street from St. Charles Church.

Beechwood Avenue is the main commercial artery for the nearby neighborhoods of New Edinburgh, Rockcliffe Park, Vanier and Lindenlea.

Beechwood sector is presently the center of activity of the area due to the quality of the community life, its character and its various shops, in addition to being very well served by all services. The entire sector is undergoing significant changes and major development projects are a reflection of the undeniable attraction to the area.



## Characteristics (cont'd)

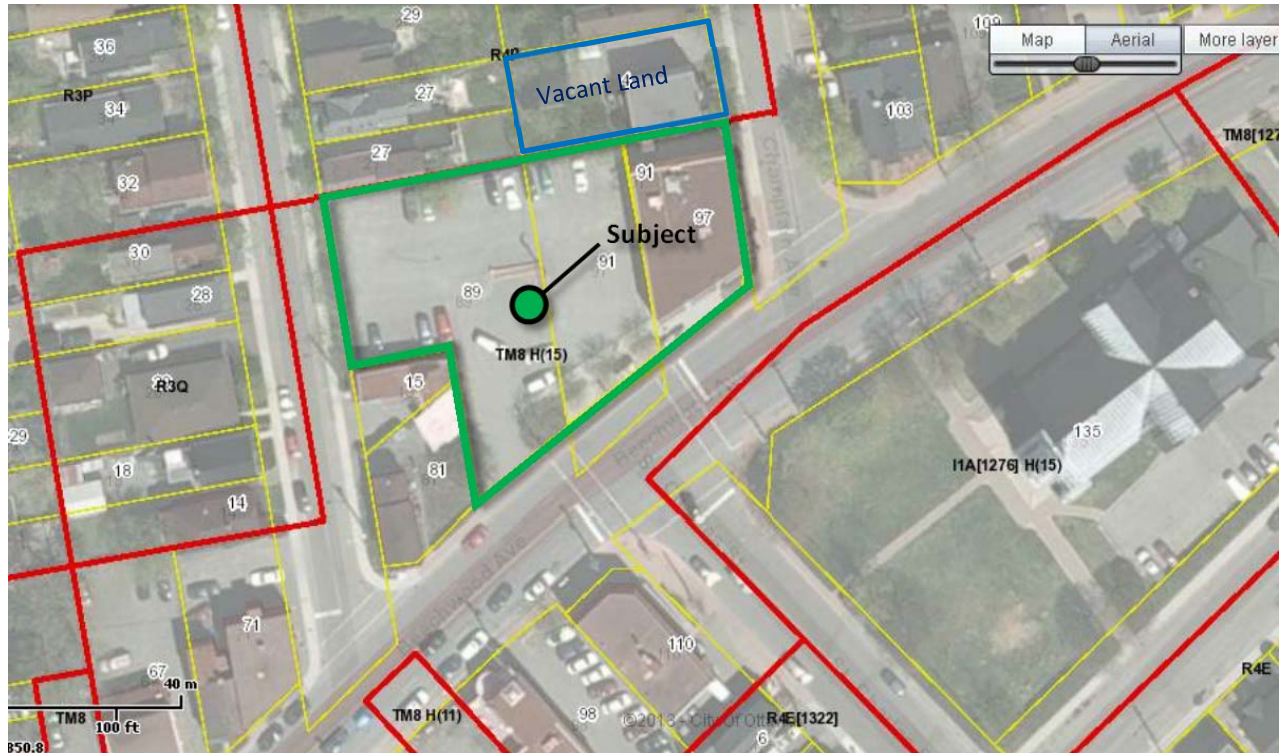
This property has frontage on Beechwood Avenue, and benefits from an excellent visibility as well as complementary accesses from both Champlain and Langevin Streets. The property is located halfway between the new Minto Beechwood and Kavanaugh condominium developments by Minto and Domicile.

The new zoning TM8 H (15) allows the exploitation of commercial buildings, offices, residences as well as services and institutional organizations.

The building located at 99 Beechwood Avenue will be completely vacant and available to the buyer by the end of 2013.

## Ottawa Salient Facts

- With more than 1.2 million citizens, the Ottawa area is the fourth largest in the country.
- Ottawa welcomes high-tech giants such as Nortel Networks, Alcatel, Cognos, Tundra, Cisco, MDS Nordion and Entrust.
- The technology sector is also home to Dell, MBNA Canada, ING Direct, Clarica and MD Management.
- Ottawa also welcomes public institutions such as the Government of Canada, Parliament, the Senate and the Supreme Court of Canada.
- More than 1,800 technology companies employ over 76,000 people in the area.
- With the most educated labor force in the country, Ottawa has, per capita, more engineers, scientists and PhD holders than any other city in Canada.



## Description of 99 Beechwood Avenue, Ottawa

### Land

Lot numbers	Plan 74, Lot 12 part 21 on Plan N393453
Dimensions	± 176,73' x 128,75' irr.
Area	21,019 sq.ft.
Number of parking spaces	± 44

### Building

Gross areas – From the exterior walls (square feet)

Ground floor	3,100
2 <sup>nd</sup> Floor	3,100

Total above ground 6,200

Basement 3,100

**Total 9,300**

Exterior walls	Mixture of stone wall, stucco and bricks.
Foundations	Mixture of poured concrete and concrete block foundation walls.
Framework	Poured concrete.
Roofing	Flat tar and gravel roof. Steel deck.
HVAC	Gas heating system. Heating by electric heaters. Three air-conditioning units on the roof.
Electric system	600 amps subdivided through different panels.

### Zoning

Permitted uses	<b>TM8 H(15)</b> Retail, commercial services, office, residential, services and institutional uses.
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## Partial list of the available documents

Environmental report, dated June 4, 2013, for Phase 1 and 2 carried out by Paterson Group

## Municipal Evaluation

### 2013 Assessment Roll

Building and Land	\$ 1,482,250
2013 Municipal Taxes	\$ 26,913
2013 School Taxes	\$ 19,806
Special Tax improvement	\$ 1,874
<b>Total taxes</b>	<b>\$ 48,593</b>

## Financial Information

Available upon request based on the current usage of the property.

## Floor Plans

Available upon request.

## Important Information

The present does not constitute an offer or a promise which can bind the seller, but constitutes an invitation to submit offers or promises to purchase.

Following the purchaser's due diligence period, the sale will be made without legal guarantee, at the purchaser's own risk.

The Desjardins form, available on the website ([www.desjardins.com/immobilier](http://www.desjardins.com/immobilier)), is mandatory and has to be used for the submission of tenders.

Brokers protected.

## Sale by request for submission of offers to purchase

The offers should be prepared on the specific purchase and sale agreement provided by Desjardins; partially filled out for this building and shall be received no later than Thursday, September 26, 2013, 3:00 PM, in **sealed envelopes with the mention "REQUEST FOR SUBMISSION OF OFFERS TO PURCHASE – 99 Beechwood Avenue"**, at the address written hereunder, or via email at the email address written hereunder. The *Caisse Populaire Rideau – Vision d'Ottawa* reserves the right to refuse the highest, and all the offers received and opened.

Ms. Lyse Des Rosiers, Consultant, Asset Disposition  
*Chartered Real Estate Broker*

**Fédération des caisses Desjardins du Québec – Direction Transactions immobilières**  
5 Desjardins Complex, Suite 200  
Promenade Level  
Montreal (Québec) H5B 1E9

For additional information :  
[lyse.des.rosiers@desjardins.com](mailto:lyse.des.rosiers@desjardins.com)  
514 281-7000, extension 4846  
1-866 866-700, extension 4846



# for sale

## Bing Maps Satellite View



# for sale

## Photographs

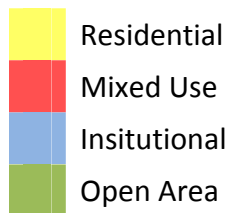




## Usage of the Surrounding Areas



Source : Beechwood Community Design Plan





## Adjacent Neighborhoods



Source : Beechwood Community Design Plan

## Regional Plan

