

FOR SALE

**360 Ravenhill Avenue East
Westboro, Ottawa, ON**

// 1,980 Sq. Ft. of
Prime Office
Space



PHILIP ZUNDER President | Broker of Record
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CDNGLOBAL®
Commercial Real Estate Advisors

PROPERTY DETAILS



Address:

**360 Ravenhill Avenue East,
Ottawa, Ontario K2A 1S5**

Neighbourhood:

Westboro

Retail Area Size:

1,445 SF (Approx.)

Zoning:

LC[1899]H(16)

List Price:

\$1,195,000

Realty Taxes:

\$18,943.59 (2024)

Availability:

Sixty days or to be negotiated

INTERIOR FEATURES & AMENITIES



- Reception area, 5 offices & 2 open working areas
- Kitchenette, storage room
- 2 ½ bathrooms
- Hydro Fees: \$1,543.77 (2024)
- Gas Fees: \$694.49 (2024)
- Monthly Maintenance Fees: \$612.79 (Current)

360 Ravenhill Avenue, Westboro, Ottawa

INTERIOR FEATURES & AMENITIES



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INTERIOR FEATURES & AMENITIES



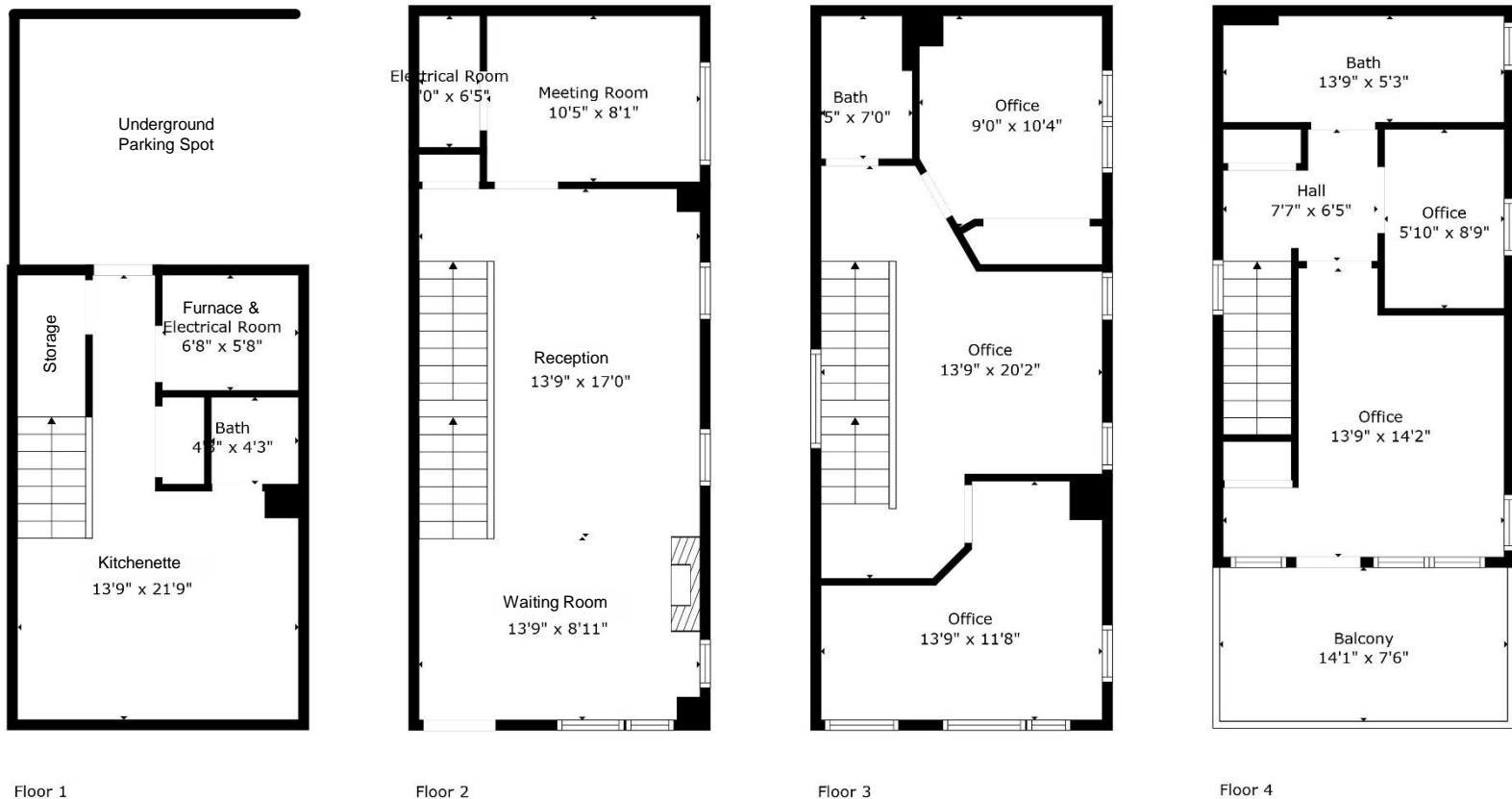
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INTERIOR FEATURES & AMENITIES



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FLOOR PLAN



Approx. Dimensions

Total floor plan area is approximate. While every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. Further, the property was renovated from a residential unit to an office and some of the original open concept areas have been filled in. As such, the unit is not exactly as shown.

LOCATION & CONTACT

Westboro, Ottawa, ON

Situated in Westboro near key transit lines and with a Queensway access point 6 mins away, this professional office space at **360 Ravenhill Avenue** finds many coffee shops, restaurants, spas, and fitness centers nearby. The office comes with 1 reserved underground parking stall.



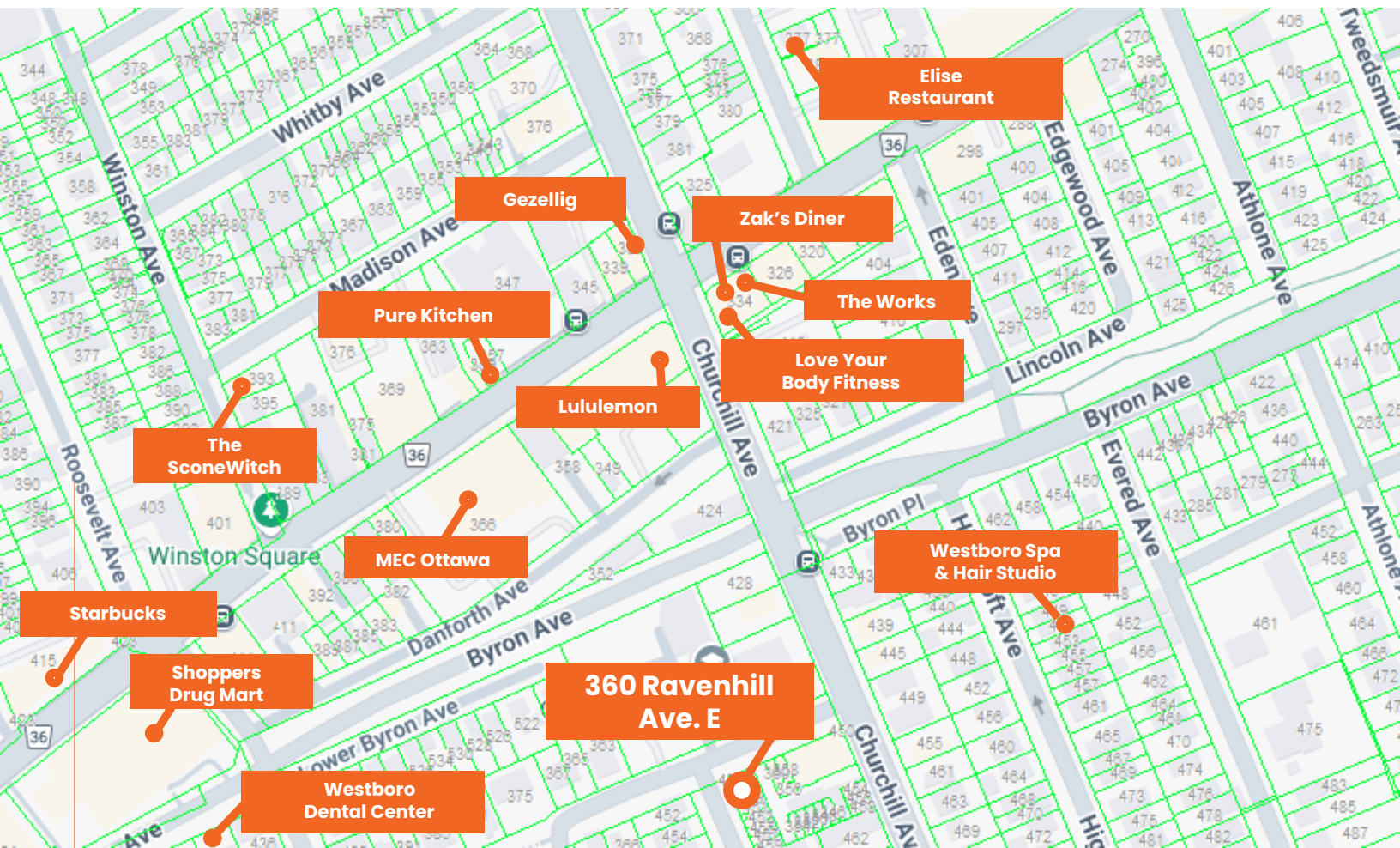
Drive Times

Richmond Road:
Champlain Bridge:
Queensway:

1 minute
8 minutes
6 minutes

Chinatown:
Little Italy:
Carlingwood:

12 minutes
12 minutes
6 minutes



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