

# \$5,199,900 - 511 Lacolle Way, Ottawa

MLS® #X11212060

**\$5,199,900**

0 Bedroom, 0.00 Bathroom, 18,685 sqft

Retail on 0.00 Acres

1103 - Fallingbrook/Ridgemount, Ottawa, Ontario

A rare opportunity to acquire an income-generating mixed-use commercial property in the heart of Orleans one of Ottawa's most rapidly growing communities. This well-maintained asset offers consistent revenue, long-term tenant stability, and excellent potential for capital appreciation. Strategically positioned near Trim Road, a major north-south artery with seamless access to Regional Road 174 and downtown Ottawa. Walking distance to the future LRT Trim Station (completion expected in 2025), set to significantly enhance commuter access and boost property values. Surrounded by expanding residential developments, schools, and commercial hubs. Established Tenant Base: Diverse, reliable mix of commercial tenants ensures strong and stable rental income. Walk-Up Access: All units easily accessible, promoting visibility and convenience. On-Site Washrooms: Comfort and functionality for businesses and clients. Ample Surface Parking: Hassle-free access for staff and visitors. Flexible Mixed-Use Zoning: Suitable for retail, office, or professional services. Turnkey income property with excellent tenant retention. Ideal for portfolio expansion or owner-occupiers seeking a prime location. Future transit access expected to drive demand and appreciation. Located in a high-growth node with increasing residential density and commercial activity. (id:6289)



## Essential Information

Listing #	X11212060
Price	\$5,199,900
Bathrooms	0.00
Square Footage	18,685
Acres	0.00
Type	Retail

## Community Information

Address	511 Lacolle Way
Subdivision	1103 - Fallingbrook/Ridgemount
City	Ottawa
Province	Ontario
Postal Code	K4A5B6

## Amenities

Amenities	Highway, Public Transit
Parking Spaces	40

## Interior

Heating	Electric Forced air
Cooling	Fully air conditioned

## Exterior

Lot Description	Bldg=156 x 300 FT
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## Listing Details

Listing Office	EXP REALTY
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