

\$ - A2 / B2 - 511 Lacolle Way, Ottawa

MLS® #X11243744

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0 Bedroom, 0.00 Bathroom, 2,482 sqft

Retail on 0.00 Acres

1103 - Fallingbrook/Ridgemount, Ottawa, Ontario

Prime Office Space for Lease that is bright, airy, and perfectly located in a high-performing, mixed-use commercial property located in the thriving Orleans neighborhood. This well-maintained space offers: plenty of natural light, creating a welcoming and productive environment for your business; Walk-up access for easy entry; Convenient washrooms for added comfort and practicality; Ample parking for you and your clients. This prime location offers unmatched potential in a rapidly growing market. Strategically situated near Trim Road, a major north-south route, you'll have seamless access to Regional Road 174 and downtown Ottawa. Plus, the area will soon benefit from Ottawa's Light Rail Transit (LRT) system, set to further enhance connectivity and increase property value upon its projected completion in 2025. Don't miss out on this premium leasing opportunity in one of the city's most sought-after areas! Take the next step in securing your new business location! Extra Rent is \$10.50 per foot and **INCLUDES ALL UTILITIES, TAXES, AND MAINTENANCE.** Reconciled annually. (id:6289)



Essential Information

Listing # X11243744

Bathrooms 0.00

Square Footage	2,482
Acres	0.00
Type	Retail

Community Information

Address	A2 / B2 - 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	Unit=156 x 300 FT
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Listing Details

Listing Office	EXP REALTY
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Listing information last updated on October 12th, 2025 at 9:31pm EDT