

\$1,150,000 - 3713 Navan Road, Ottawa

MLS® #X12149125

\$1,150,000

0 Bedroom, 0.00 Bathroom, 4,200 sqft

Office on 0.00 Acres

2013 - Mer Bleue/Bradley Estates/Anderson Park, Ottawa, Ontario

Welcome to 3713 Navan Road, an exceptional commercial property offering unmatched potential in one of Ottawa's fastest-growing communities. Fully renovated in 2022 with over \$200,000 in upgrades, this turnkey space is ideal for a wide range of professional uses, including medical practices, wellness and aesthetic clinics, daycare facilities, or general office space. Every detail has been thoughtfully updated to provide a clean, modern, and functional environment ready to support your business from day one. Inside, you'll find a flexible layout tailored to meet a variety of professional needs, with updated flooring, lighting, HVAC systems, washrooms, and finishes throughout, ensuring both comfort and compliance. Whether you're a healthcare provider seeking a polished clinical setting or an entrepreneur looking to establish a flagship location, this property delivers. Situated on a prime 92.98 x 156.58 ft lot, this site offers not only immediate usability but long-term investment potential. The DR zoning (with exceptions for community health and resource centers) provides a rare opportunity for future redevelopment, making this a strategic acquisition for those with an eye on growth. The generous lot size opens the door for future expansion or a complete reimagining of the site as the area continues to evolve. Located on high-visibility Navan Road, just minutes from rapidly developing residential neighbourhoods, this location benefits from



strong daily traffic counts and excellent exposure. The property also boasts 19 dedicated parking spaces, an invaluable asset for any client-facing business. Whether you're looking for a ready-to-go professional space or a development-savvy investment, 3713 Navan Road combines location, infrastructure, and opportunity in one compelling package. Don't miss this rare offering, your next business move starts here. (id:6289)

Essential Information

Listing #	X12149125
Price	\$1,150,000
Bathrooms	0.00
Square Footage	4,200
Acres	0.00
Type	Office

Community Information

Address	3713 Navan Road
Subdivision	2013 - Mer Bleue/Bradley Estates/Anderson Park
City	Ottawa
Province	Ontario
Postal Code	K1B1H9

Interior

Heating	Natural gas Other
Cooling	Fully air conditioned

Exterior

Lot Description	Bldg=92.98 x 156.58 FT
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Listing Details

Listing Office	RE/MAX DELTA REALTY TEAM
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Listing information last updated on October 22nd, 2025 at 2:46am EDT