

\$144,900 - 203 - 1637 Woodroffe Avenue, Ottawa

MLS® #X12432798

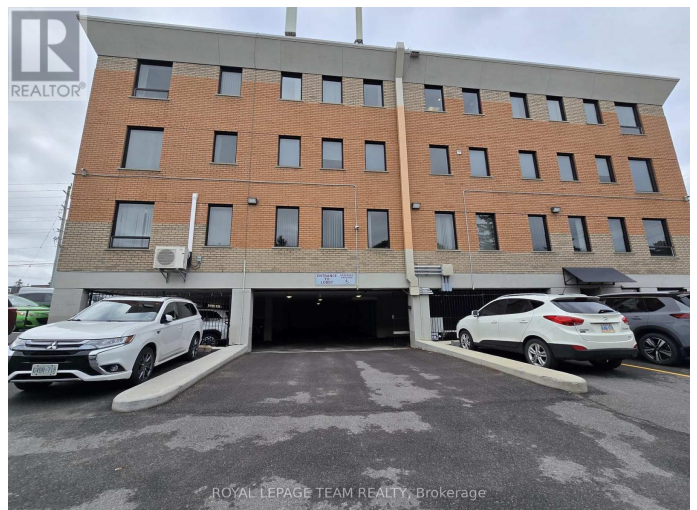
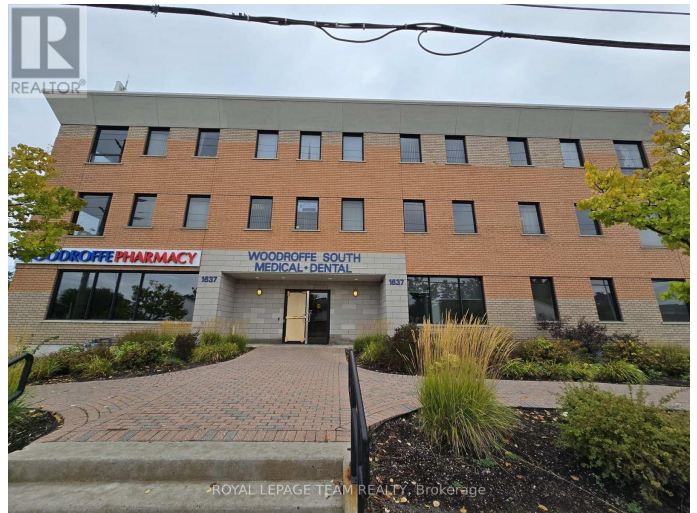
\$144,900

0 Bedroom, 0.00 Bathroom, 495 sqft

Retail

7501 - Tanglewood, Ottawa, Ontario

Welcome to Unit 203 at 1637 Woodroffe Avenue, a fully fixtured physiotherapy office located in one of Ottawa's most well-known and respected medical buildings. The unit is 495 Square feet - currently demised as a reception, office, and 3 examining rooms. Long recognized as a hub for healthcare professionals, 1637 Woodroffe offers exceptional visibility, accessibility, and a strong referral network from the many established medical and health-related practices within the building. This unit has operated as a physiotherapy clinic for years, making it an ideal opportunity for a similar practice or related healthcare use. The space is thoughtfully designed for clinical functionality and provides an immediate professional presence. Please note: business equipment is not included in the sale. The buildings' established reputation and collaborative environment create a natural ecosystem of patient referrals and professional support. Excellent location with ample patient parking and transit access. Restricted time slots for showings. Two parking passes included. More, maybe an option. To the best of our knowledge monthly Condo fee includes: heat, hydro, water/sewer, central air, management, caretaker, cleaning, landscaping, snow removal, building insurance. (id:6289)



Essential Information

Listing #	X12432798
Price	\$144,900
Bathrooms	0.00
Square Footage	495
Type	Retail

Community Information

Address	203 - 1637 Woodroffe Avenue
Subdivision	7501 - Tanglewood
City	Ottawa
Province	Ontario
Postal Code	K2G1W2

Amenities

Features	Elevator
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Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

Listing Details

Listing Office	ROYAL LEPAGE TEAM REALTY
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Listing information last updated on October 28th, 2025 at 1:31am EDT