

# \$3,300,000 - 3765 Loggers Way, Ottawa

MLS® #X9519384

**\$3,300,000**

0 Bedroom, 0.00 Bathroom, 30,600 sqft

Industrial

9403 - Fitzroy Ward (South West), Ottawa, Ontario

**RESESSION PROOF, INFLATION PROOF:**  
develop the excess land and increase revenues. This building is totally leased with a variety of tenants including outdoor storage units. Regardless of the economy this property will continue to produce income. This well-maintained single-story building in Kinburn/ Ottawa, 30 minutes Parliament Hill and 15 minutes from Arnprior, has 28,900 sq. ft. of light industrial, manufacturing and office space with a large, paved parking lot. It is built on 7.9 acres of land (3 acres is considered excess land) and boasts a fiber optic system throughout the building. Develop the excess land and increase revenues. The owner will consider staying on as well as possibly retaining equity in the project. Please refer to Information Sheets attached. Presently has a 7% cap rate. (id:6289)

## Essential Information

|                |             |
|----------------|-------------|
| Listing #      | X9519384    |
| Price          | \$3,300,000 |
| Bathrooms      | 0.00        |
| Square Footage | 30,600      |
| Type           | Industrial  |

## Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 3765 Loggers Way                 |
| Subdivision | 9403 - Fitzroy Ward (South West) |



|             |         |
|-------------|---------|
| City        | Ottawa  |
| Province    | Ontario |
| Postal Code | K0A2H0  |

### Amenities

|                |    |
|----------------|----|
| Parking Spaces | 88 |
|----------------|----|

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX HALLMARK REALTY GROUP |
|----------------|------------------------------|



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Listing information last updated on October 14th, 2025 at 2:46am EDT