



HALLMARK REALTY GROUP

Brokerage, Independently Owned and Operated

RAISING THE BAR

390 McArthur Avenue



Well maintained commercial building currently used as a Medical Center, with a doctor's office, a pharmacy, and a dentist.

Traditional Mainstreet Corridor (TM zone) allows a wide variety of retail and business uses.

Built around 1981, with an annex built by Domicile in about 1987.

Approximately 8,500 sq' gross floor area on 2 floors.

It has frontage on 3 streets, and has 2 separate parking lots (21 parking spaces plus 5 cash in lieu).

2 units have been left vacant so a new buyer can either use the space, or find new tenants at market rates.

The medical practice occupies the upper floor, and they will rent back for a period of time at market rates, or vacate, depending on the buyer.

Potential over \$200,000 triple net income.

Also has future development potential - TM Mainstreet Corridor.

Pictures: [click here for pictures](#)

MLS Listing: [click here for link to MLS listing](#)

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344 O'Connor St. | Ottawa, ON | K2P 1W1



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Gross building area approximately 8,500 sq ft

Interior Leased space 7,250 sq ft [excluding stairways and entrance]

21 parking spaces in 2 parking lots, plus 5 parking spaces on Belisle St (cash in lieu of parking)

Currently configured as 6 separate commercial units

Upper Level:

Medical Clinic

- 2,800 sq ft [excluding stairways and entrance]
- Owner occupied

Lower Level

Pharmacy

- 1,062 sq ft
- Occupied
- Net Rent \$15 psf

Dentist Office

- 600 sq ft
- Occupied
- Net Rent \$15 psf

Physio

- 1,100 sq ft
- Vacant

Annex Building [handicap accessible]

Front Office (or retail – TM zoning)

- 1,060 sq ft
- Vacant

Back Office

- 600 sq ft
- Occupied
- Net Rent \$15 psf

Sq ft measurements are supplied by the owner.

Current tenants are paying \$8 psf common expenses based on interior measurement percentages.

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RE/MAX



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Expenses

Hydro Ottawa	\$18,968.10
Enbridge Gas	\$ 3,617.05
Water	\$ 2,552.27
Taxes	\$33,461.15
Insurance	\$ 6,227.28
Snow Removal:	\$14,375.40
Maintenance:	\$ 5,092.39
GFL Environment: BIN	\$ 5,268.36
Rugs	\$ 1,610.27
Alarm:	\$ 1,131.97
Window Cleaning:	\$ 1,587.65
<hr/>	
Total expenses	\$96,594.60

Expenses as % of 8,500 sq ft Gross Building Area \$11.36 psf

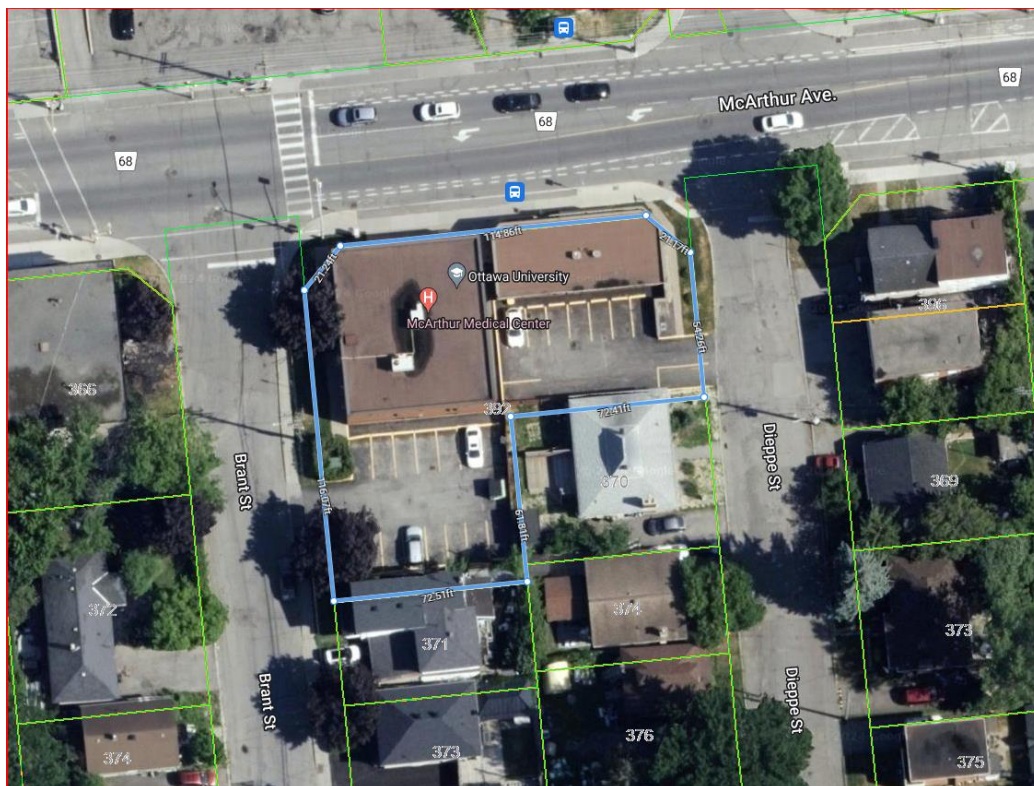
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Upper Level - Medical Clinic



TOTAL: 3094 sq. ft

FLOOR 1: 3094 sq. ft

EXCLUDED AREAS: EMBEDDEDWINDOW: 22 sq. ft

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Lower Lever – Pharmacy, Dentist, Physio



TOTAL: 3353 sq. ft

Below Ground: 3143 sq. ft, FLOOR 2: 210 sq. ft

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Annex – 2 Spaces



TOTAL: 1739 sq. ft
FLOOR 1: 1739 sq. ft

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Lot Size: 14,283.70 ft² (0.328 ac)

Measurements: 114.86 ft x 21.24 ft x 116.07 ft x 72.51 ft x 61.81 ft x 72.41 ft x 54.26 ft x 21.17 ft

Gross Building Area; approximately 8,500 sq'

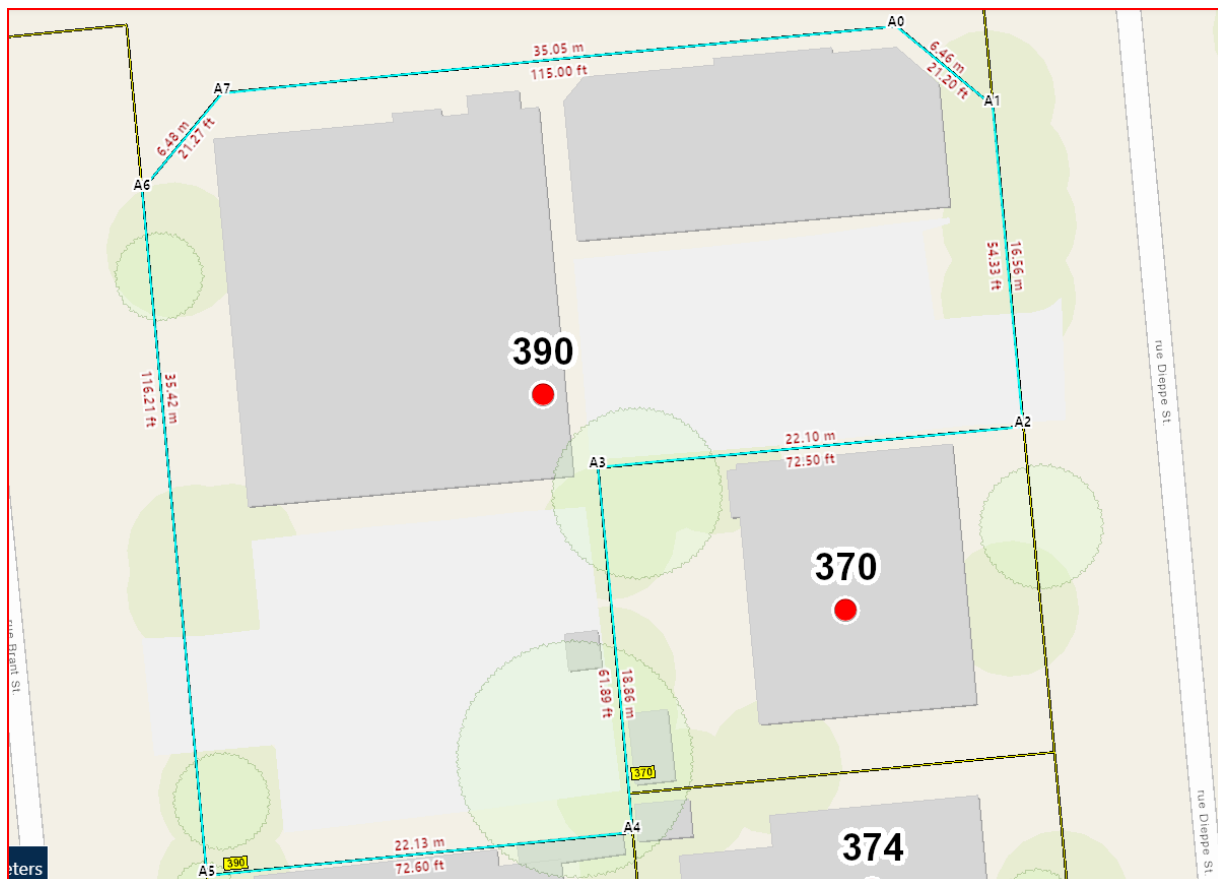
Current Zoning: TM – Traditional Mainstreet

- Permits a wide range of commercial uses

Official Plan: Inner Urban Transect – Traditional Mainstreet Corridor

- 9 storey height permitted

New Zoning Bylaw: Committee Report for the First Draft



Please have your Planner verify the zoning possibilities, as the Official Plan is not yet finalized.