

# Property Summary Report

## 2740 Queensview Dr

Ottawa, ON K2B 2A2 - Queensview/Morrison Submarket



### BUILDING

Type:	Retail
Subtype:	Freestanding
Tenancy:	Multiple
Year Built:	1975
GLA:	17,846 SF
Floors:	1
Typical Floor:	17,846 SF
Docks:	1 ext
Construction:	Reinforced Concrete

### LAND

Land Area:	1.28 AC
Zoning:	ILH(14)
Parcel	61409530254801

### KEY TENANTS

Palace Furniture Gallery	12,492 SF	Accolade Reaction Promotion Group	5,354 SF
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### AMENITIES

Bus Line, Freeway Visibility

### LEASING

Available Spaces: 7,800 SF Available in 1 Space

Availability: 43.7% Available; 43.7% Vacant

### AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Bldg Contig	Rent	TMI	Occupancy	Term
P 1st	A	Office	Direct	7,800	7,800	\$16.00/N		Vacant	Negotiable

### SALE

Last Sale: Sold on Feb 28, 2018 for \$4,500,000 (\$252.16/SF)

### TRAFFIC & FRONTAGE

Traffic Volume:	107,813 on Highway 417 & Pinecrest Road (2012)
	35,098 on Baseline Road & Constellation Crescent (2012)
Frontage:	391' on Hwy-417 Hwy
	299' on Queensview Dr

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### TRANSPORTATION

Parking: 60 free Surface Spaces are available; Ratio of 3.36/1,000 SF

Walk Score ®: Car-Dependent (43)

Transit Score ®: Good Transit (66)

### PROPERTY CONTACTS

True Owner: **Myers Cadillac Chev Buick GMG**

Recorded Owner: **Zena Investment Corporation**

Prior True Owner: **Ramesh Sarna**

### MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	43.7%	↔ 0.0%
Submarket 2-4 Star	17.9%	▲ 1.4%
Market Overall	2.9%	▼ -0.2%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	19,953	▲ 108.6%
Months On Market	14.8	▲ 1.8 mo

NNN Asking Rents Per SF	Current	YOY
Submarket 2-4 Star	\$22.19	▲ 0.2%
Market Overall	\$21.74	↔ 0.0%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$0	▼ -100.0%
12 Mo. Price Per SF	\$270	▲ 4.6%