

Property Client Full

2664 Lancaster Road, Ottawa, Ontario K1B 4T7

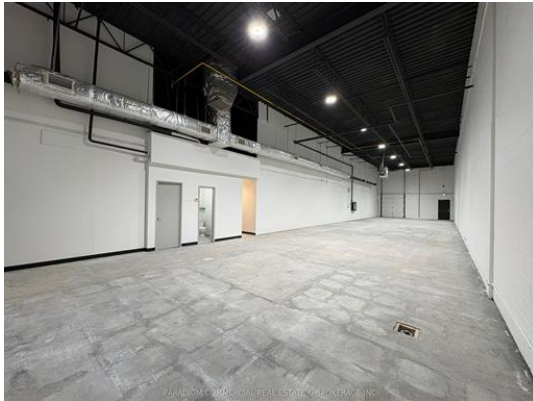
Listing

2664 Lancaster Rd Ottawa

Sold / Commercial / Industrial

MLS®#: **X12405780**

List Price: **\$1,250,000.00/Fc**
Sale



Ottawa/Elmvale Acres and Area/3705 - Sheffield Glen/Industrial Park

Sold Date:	07/03/2026	Transaction:	Sale
Tax Amt/Yr:	\$8,574.00/2024/Ani	DOM	290
SPIS:	No		
Category:	Industrial Condo	Use:	
Link:		Holdover	90
Freestanding:	No	Franchise:	
Occupant:	Tenant	Possession:	60 days after final waiver

Zoning: **IL[255]H(9.50)S108**
Dir/Cross St: **Lancaster & Walkley**

PIN #:
Possession: **60 days after final waiver**

ARN #:
Possession Date:

Contact After Exp: **No**

Total Area: **3,285.00 Square Feet**
Industrial Area: **85.00 Percentage**
Clear Height: **18' 8"**
Heat: **Gas Forced Air Open**
Com Condo Fee: **\$1,016.00**
Sprinklers: **No Sprinklers**
Utilities: **Yes**
Waterfront Y/N:

Lot/Bldg/Unit/Dim: **Lot 780 x 249Feet** Rail: **No**
Water: **Municipal**
A/C: **Partial**
Garage Type: **None**

Commercial Doors

# Of	Type	Height	Width	Bay Length
1	Truck Level			

Commercial/Financial Information

Remarks/Directions

Client Rmks: **Located within 2 minutes of Highway 417 interchange & 15 minutes to downtown Ottawa. Rare opportunity to OWN industrial/ flex property within Ottawa's Greenbelt! Unit sizes ranging from ~2,650 SF to 13,000+ SF. Light Industrial (IL) zoning permits a wide range of light industrial, and related uses. Dock & grade level loading level loading available, 14'2" to 18'8" clear height options, pylon signage & overhead signage foreach building. Power per unit: 120/208V, 100 AMP, 3-phase. New facade, roof, asphalt, curbs & sidewalks completed in 2024/2025.**

Listing Contracted With: **PARADIGM COMMERCIAL REAL ESTATE & BROKERAGE INC. 613-728-4111**

Prepared By: **Charles Khouri, REALTOR Salesperson**

Date Prepared: **09/21/2026**

2662 Lancaster Road, Ottawa, Ontario K1B 4T7

Listing

2662 Lancaster Rd Ottawa

Sold / Commercial / Industrial

MLS®#: X12124308

List Price: **\$1,190,000.00/For Sale**

Sold Price: **\$1,150,000/For Sale**



Ottawa/Elmvale Acres and Area/3705 - Sheffield Glen/Industrial Park

Sold Date: **09/24/2025**
Tax Amt/Yr: **\$8,107.00/2025/Annual** Transaction: **Sale**
SPIS: **No** DOM: **142**
Legal Desc: **PCL S-1, SEC 4M-119 ; BLK S, PL 4M-119 , PART 1, 2, 3 & 4 , 4R1076 ; S/T LT82022 OTTAWA/GLOUCESTER**

Category: **Industrial Condo** Use: **Holdover**
Link: **No** Franchise: **90**
Freestanding: **No** Possession: **October 1, 2025**
Occupant: **Vacant**
Zoning: **IL[255]H(9.50)S108**
Dir/Cross St: **Lancaster & Walkley**

PIN #:
Possession: **October 1, 2025**

ARN #:
Possession Date: **2025-10-01**

Contact After Exp: **No**

Total Area: **3,106.00 Square Feet**
Ofc/Apt Area: **25 Percentage**
Industrial Area: **75.00 Percentage**
Clear Height: **18' 8"**
Heat: **Gas Forced Air Closes**
Com Condo Fee: **\$960.00**
Sprinklers: **No Sprinklers**
Utilities: **Yes**
Waterfront Y/N:

Lot/Bldg/Unit/Dim: **Lot 780 x 249Feet** Rail: **No**
Water: **Municipal**
A/C: **Partial**
Washrooms: **2**
Garage Type: **None**

Commercial Doors

# Of	Type	Height	Width	Bay Length
1	Truck Level	10' 0"		

Commercial/Financial Information

Remarks/Directions

Client Rmks: **Located within 2 minutes of Highway 417 interchange & 15 minutes to downtown Ottawa. Rare opportunity to OWN industrial/ flex property within Ottawa's Greenbelt! Unit sizes ranging from 2,447 SF to 11,024 SF. Light Industrial (IL) zoning permits a wide range of light industrial, and related uses. Dock & grade level loading level loading available, 14'2" to 18'8" clear height options, pylon signage & overhead signage for each building. Power per unit: 120/208V, 100 AMP, 3-phase. New facade, roof, asphalt, curbs & sidewalks completed in 2024/2025.**

Listing Contracted With: **PARADIGM COMMERCIAL REAL ESTATE & BROKERAGE INC. 613-862-4980**

Prepared By: **Charles Khouri, REALTOR Salesperson**

Date Prepared: **09/21/2026**

2700 Lancaster Road Unit #100, Ottawa, Ontario K1B 4T7

Listing

2700 Lancaster Rd #100 Ottawa
Sold / Commercial / Industrial

MLS® #: X12124319
List Price: **\$1,425,000.00/For Sale**
Sold Price: **\$1,325,000/For Sale**



Ottawa/Elmvale Acres and Area/3705 - Sheffield Glen/Industrial Park

Sold Date: **03/04/2026**
Tax Amt/Yr: **\$11,150.00/2025/At** Transaction: **Sale**
SPIS: **No** DOM: **303**
Legal Desc: **PCL S-1, SEC 4M-119 ; BLK S, PL 4M-119 , PART 1, 2, 3 & 4 , 4R1076 ; S/T LT82022 OTTAWA/GLOUCESTER**

Category: **Industrial Condo** Use: **90**
Link: **No** Holdover: **90**
Freestanding: **No** Franchise: **Immediate**
Occupant: **Vacant** Possession: **Immediate**
Zoning: **IL[255]H(9.50)S108**
Dir/Cross St: **Lancaster & Walkley**

PIN #: **Immediate**

ARN #: **Immediate**

Contact After Exp: **No**

Total Area: **4,272.00 Square Feet**
Industrial Area: **75.00 Percentage**
Clear Height: **14' 2"**
Heat: **Gas Forced Air Cld**
Com Condo Fee: **\$1,321.00**
Sprinklers: **No Sprinklers**
Utilities: **Yes**
Waterfront Y/N:

Lot/Bldg/Unit/Dim: **Lot 780 x 249Feet** Rail: **No**
Water: **Municipal**
A/C: **Partial**
Washrooms: **1**
Garage Type: **None**

Commercial Doors

# Of	Type	Height	Width	Bay Length
1	Drive-In Level			

Commercial/Financial Information

Remarks/Directions

Client Rmks: **Located within 2 minutes of Highway 417 interchange & 15 minutes to downtown Ottawa. Rare opportunity to OWN industrial/ flex property within Ottawa's Greenbelt! Unit sizes ranging from 2,447 SF to 11,024 SF. Light Industrial (IL) zoning permits a wide range of light industrial, and related uses. Dock & grade level loading level loading available, 14'2" to 18'8" clear height options, pylon signage & overhead signage for each building. Power per unit: 120/208V, 100 AMP, 3-phase. New facade, roof, asphalt, curbs & sidewalks completed in 2024/2025.**

Listing Contracted With: **PARADIGM COMMERCIAL REAL ESTATE & BROKERAGE INC. 613-862-4980**

Prepared By: **Charles Khouri, REALTOR Salesperson**

Date Prepared: **09/21/2026**

2710 Lancaster Road Unit #117 & 119, Ottawa, Ontario K1B 4T7

Listing

2710 Lancaster Rd #117 & 119 Ottawa
Sold / Commercial / Industrial

MLS®#: X12775804
List Price: **\$2,075,000.00/For Sale**
Sold Price: **\$1,910,000/For Sale**



Ottawa/Elmvale Acres and Area/3705 - Sheffield Glen/Industrial Park

Sold Date: **06/23/2026**
Tax Amt/Yr: **\$13,987.00/2025/At** Transaction: **Sale**
SPIS: **No** DOM: **133**

Category: **Industrial Condo** Use: **90**
Link: **Holdover**
Freestanding: **No** Franchise: **Immediate**
Occupant: **Vacant** Possession: **Immediate**

Zoning: **IL[255]H(9.50)S108**
Dir/Cross St: **Lancaster & Walkley**

PIN #:
Possession: **Immediate**

ARN #:
Possession Date: **2026-02-10**

Contact After Exp: **No**

Total Area: **5,389.00 Square Feet**
Ofc/Apt Area: **30 Percentage**
Industrial Area: **70.00 Percentage**
Clear Height: **14' 2"**
Heat: **Gas Forced Air Closd**
Com Condo Fee: **\$1,657.00**
Sprinklers: **No Sprinklers**
Utilities: **Yes**
Waterfront Y/N:

Lot/Bldg/Unit/Dim: **Lot 780 x 249Feet**
Water: **Municipal**
A/C: **Yes**
Washrooms: **2**
Garage Type: **None**

Out Storage: **No**
Rail: **No**
Area Infl: **Major Highway**

Commercial Doors

# Of	Type	Height	Width	Bay Length
2	Drive-In Level	10' 0"		

Commercial/Financial Information

Remarks/Directions

Client Rmks: **COMPLETELY RENOVATED UNIT! NEW lighting and epoxy flooring in warehouse, NEW carpet & paint throughout, NEW rooftop HVAC units, NEW façade, asphalt, and sidewalks! Located within 2 minutes of Highway 417 interchange & 15 minutes to downtown Ottawa. Rare opportunity to OWN industrial/ flex property within Ottawa's Greenbelt! Unit sizes ranging from 2,447 SF to 11,024 SF. Light Industrial (IL) zoning permits a wide range of light industrial, and related uses. Dock & grade level loading level loading available, 14'2" to 18'8" clear height options, pylon signage & overhead signage for each building. Power per unit: 120/208V, 100 AMP, 3-phase. NO automotive, places of worship, churches, or recreational uses are permitted.**

Listing Contracted With: **PARADIGM COMMERCIAL REAL ESTATE & BROKERAGE INC. 613-728-4111**

Prepared By: **Charles Khouri, REALTOR Salesperson**

Date Prepared: **09/21/2026**