

FOR SALE

Rare Office Building Opportunity

806 Greenbank Road

Ottawa (Barrhaven), ON

YOUR LOGO HERE

For more information, please contact:

John Baizana

JAKEB Holdings Inc.

613-799-8666

info@806Greenbank.com

Take a Virtual Tour:

www.806Greenbank.com

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FOR SALE - *Highlights*

Owner/User and Investment Opportunity for Sale

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DESCRIPTION: **Rare Office Building Opportunity in Barrhaven**

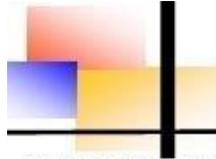
- ✓ Prime office building available for sale in one of Eastern Ontario's fastest-growing communities, Barrhaven. With a thriving population of over 100,000, this is a great location to establish or expand your business. This incredibly rare and exciting opportunity is ideal for any office or professional business service.
- ✓ Highly visible location is well located on Greenbank Road, a major arterial road, close to Fallowfield Road, well serviced by public transportation, with close proximity to Highway 416 and Highway 417, and local amenities.
- ✓ Professional Design. The interior and exterior professionally designed for businesses looking to make an impact. All furniture included in sale price. Amenities include a Roof-top patio, ample private on-site parking, and more.
- ✓ The property is being sold with vacant possession.

Current zoning: GM9[1419] H(18.5). https://documents.ottawa.ca/sites/default/files/zoning_bylaw_part10_section187-188_en.pdf

NEW: CM2 Zoning approved by City of Ottawa (Jan/26)



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FOR SALE - *Property Details*

Owner/User and Investment Opportunity for Sale

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MUNICIPAL ADDRESS	806 Greenbank Road, Ottawa, ON K2J 1A2
PIN	PIN 046130086.
LEGAL DESCRIPTION	PT LT 20 CON 3(RF), PTS 3 AND 4 PLAN 4R331 SUBJECT TO 72636 NEPEAN.
LAND AREA	Land Area: 9,203.13 ft ² (0.271 ac). Perimeter: 442.91 ft. Measurements: 59.93ft. x 155.61ft. x 10.1ft. x 10.1ft. x 33.68ft. x 164.46ft. (based on Geowarehouse records).
DATE OF CONSTRUCTION	1969. Fully renovated 2007.
EXISTING BUILDING	Existing Building: Interior approximately 4,150 square feet: 1,636 square feet on the main, 1,257 square feet on the second floor plus 350 square feet on rooftop patio. 1,257 square feet on the lower level (1,000 square feet finished portion),
BUILDING UPGRADES	Major renovations to interior and exterior in 2007. Windows updated in 2007. New hardwood on 2 nd floor approximately 13 years ago. New city required backwater valve installed on April 16, 2025 (\$6000). Fence in the front of building is within property lines and part of the Property. All furniture included in sale price.
ELECTRICAL (<i>Buyer to verify</i>)	Two separate single phase, 240 volt, 200amp service (2 separate hydro feeds and panels in the building).
HVAC	Converted from electric baseboard to new central gas furnace in basement in 2007. Furnace was upgraded in approximately 2019. Building has central air conditioning
ROOF	Roof is approximately 25 years old and in good condition (Buyer to inspect and verify).
PARKING	17 parking spots on-site.
SALE PRICE	\$2,595,000.00.
REALTY TAXES	\$11,945.37 per annum (2025 Final).
TENANT	Vacant possession on closing
ZONING (<i>Buyer to verify</i>)	Current zoning: GM9[1419] H(18.5). https://documents.ottawa.ca/sites/default/files/zoning_bylaw_part10_section187-188_en.pdf NOTE: City is planning to rezone the area with the building currently slated to be in zone CM which will open the building to a wide range of uses, including full retail, restaurant, residential.
ENVIRONMENTAL (<i>Buyer to verify</i>)	Phase I Environmental was done in Oct 2025. "no environmental concerns" Phase II Environment was done in 2006. Soil conditions are assumed to be free and clear of any hazardous or toxic substances. Buyer to satisfy themselves.
ACCESS/EGRESS	Great prominent frontage on Greenbank Road. Excellent access/egress. Close to highways.
SIGNAGE	Excellent signage on the Building and the Pylon sign to highlight Buyer's business .
FINANCING	Buyer may treat as clear.

**Office
Furniture
INCLUDED!**

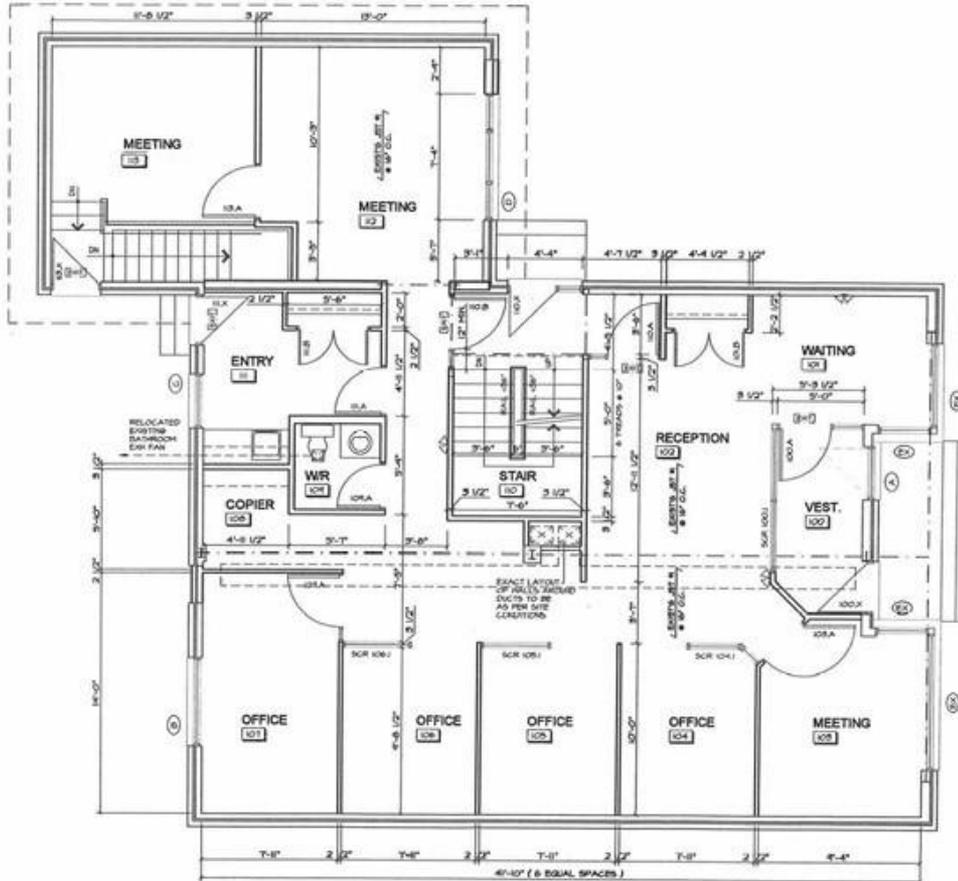
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FOR SALE - Ground Floor

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Construction Lines Inc.



DEC 2006	ISSUED FOR REVIEW
no.	date
	revision

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PROJECT:
 RENOVATION TO
 806 GREENBANK RD.
 OTTAWA, ONT.

DRAWING:
 GROUND FLOOR PLAN

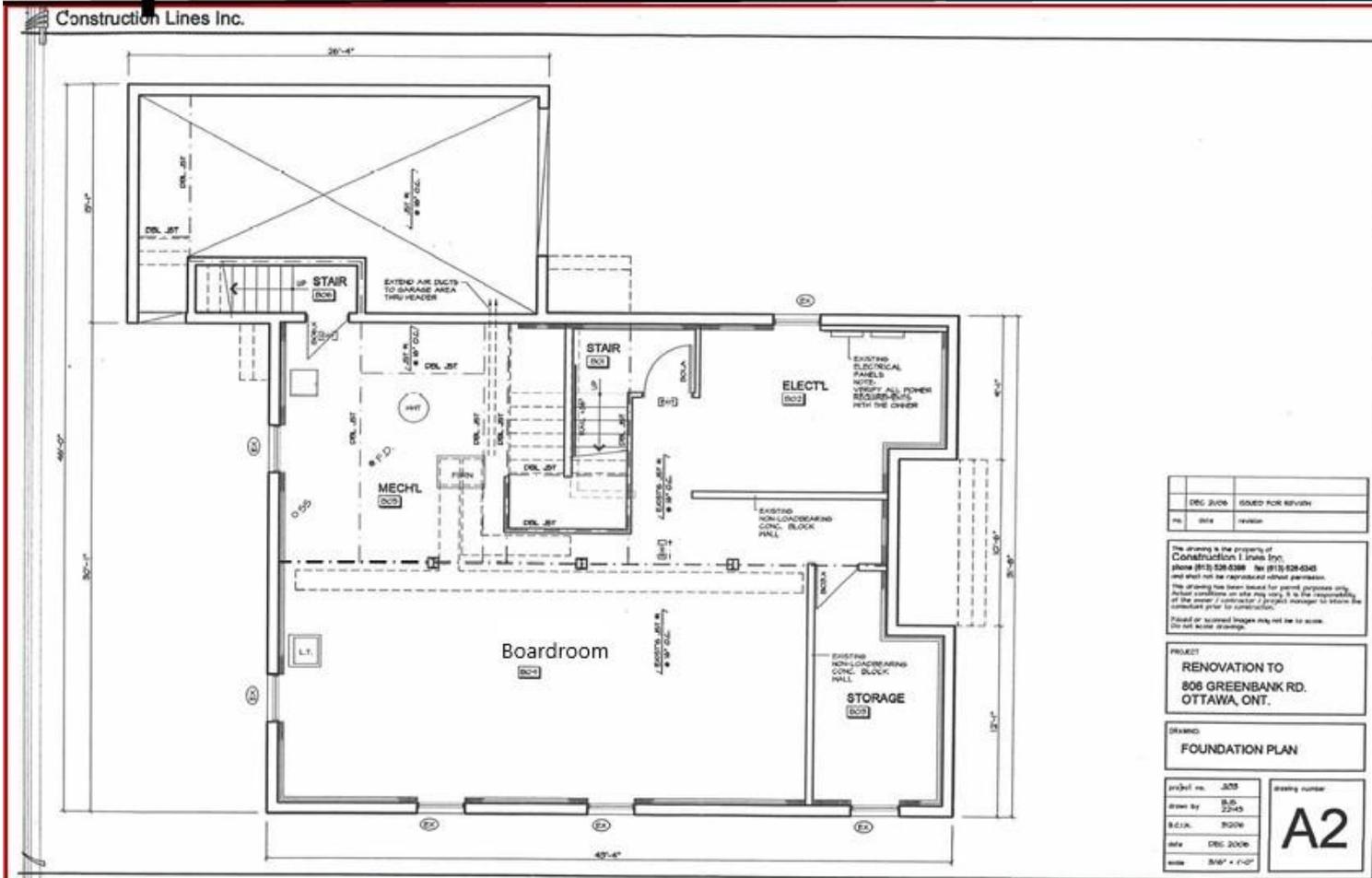
Project no.	JOB	drawing number
drawn by	SUB	A3
S.C.I.A.	30206	
date	DEC 2006	
size	36" x 48"	

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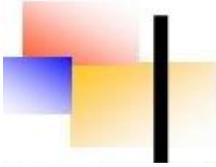
FOR SALE - Lower Level

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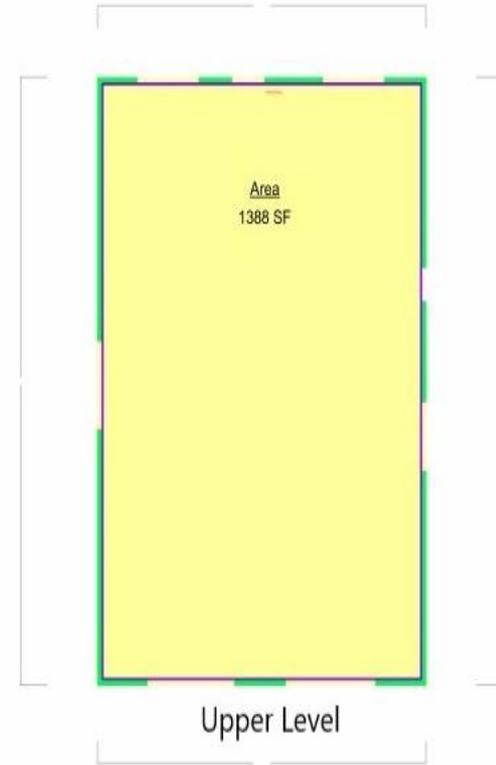
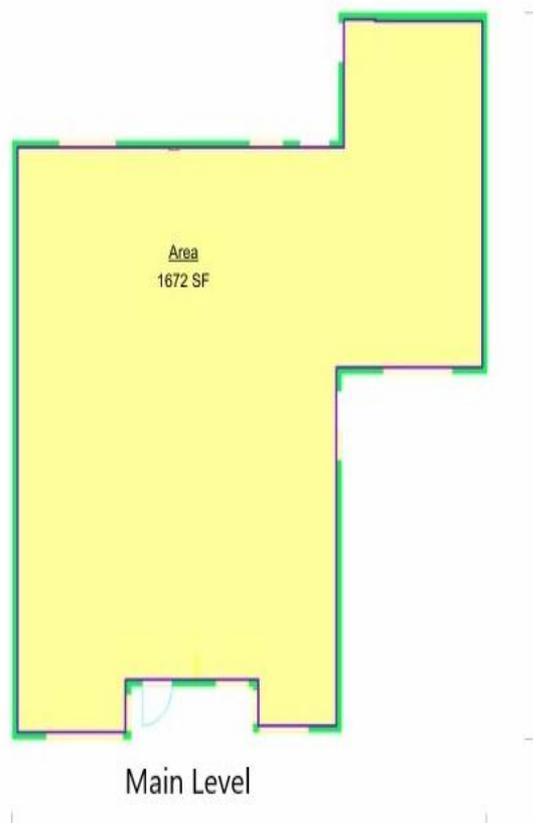
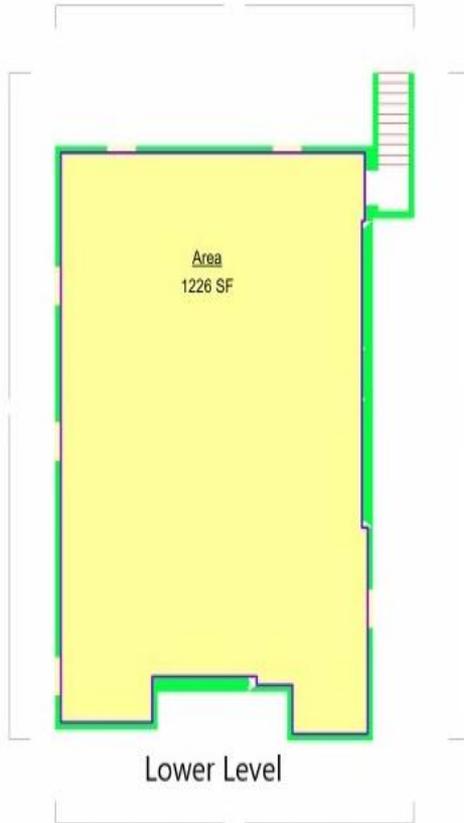
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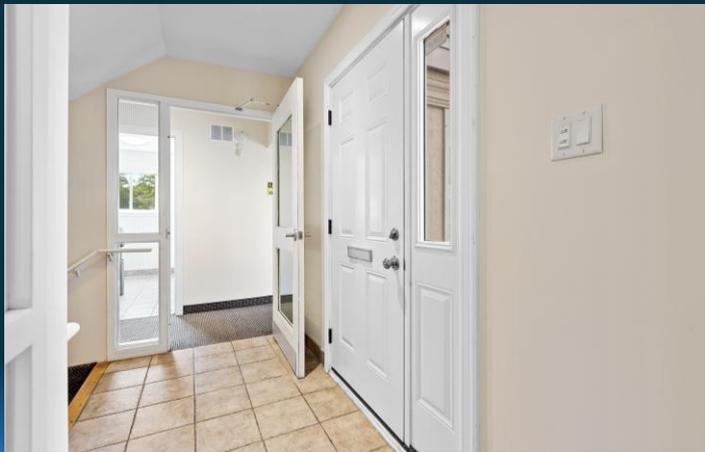
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Approximate blank canvas measurements. All measurements to be verified by the Buyer. The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to square footage are approximate and subject to change. Buyers should conduct their own independent investigations and rely only on those results.







FOR SALE - Zoning

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Zoning: GM9[1419] H(18.5) General Mixed-Use Zone which is regulated through [the \(Sections 187-188\)](#) of the Zoning By-Law

Permitted Residential Uses

- (2) The following residential uses are permitted subject to:
- (a) the provisions of subsections 187(3), (4) and (5); and
 - (b) a maximum of ten guest bedrooms in a bed and breakfast.
- apartment dwelling, low rise
 apartment dwelling, mid rise (By-law 2014-292)
 bed and breakfast, see Part 5, Section 121
 dwelling unit
 group home, see Part 5, Section 125
 planned unit development, see Part 5, Section 131
 retirement home
 retirement home, converted, see Part 5, Section 122
 rooming house
 stacked dwelling, see Part 5, Section 138 (By-law 2010-307)
 townhouse dwelling, see Part 5, Section 138 (By-law 2012-334) (By-law 2010-307) (By-law 2018-205)

(9) In the GM9 Subzone:

- (a) the uses listed under subsection 187(1) are not permitted and the following non-residential uses only are permitted:
- animal care establishment (By-law 2015-190)
 - animal hospital
 - bank
 - bank machine
 - community centre
 - community health and resource centre
 - day care
 - diplomatic mission, see Part 3, Section 88
 - drive-through facility (OMB Order #PL080959 issued March 18, 2010)
 - emergency service
 - instructional facility
 - library
 - medical facility
 - municipal service centre
 - office
 - payday loan establishment (By-law 2017-302)
 - place of assembly
 - research and development centre
 - training centre

This property is also subject [to the exception 1419](#) .

I Exception Number	II Applicable Zone	III Exception Provisions - Additional land uses permitted	IV Exception Provisions - Land uses prohibited	V Exception Provisions - Provisions
1419 (By-law 2009-302)	GM[1419] H(18.5)		<ul style="list-style-type: none"> • all residential-use buildings 	

**Exciting NEW
 Zoning Change
 Coming Soon!
 CM2**

Classified as City of Ottawa - Internal / Ville d'Ottawa - classé interne

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