

Commercial Condominium Unit

For Sale

2122B Montreal Road,
Ottawa, Ontario

Beacon Hill South



ASKING PRICE
\$338,000

QUBE PROPERTIES LTD.
REAL ESTATE BROKERAGE
255 MICHAEL COWPLAND
DRIVE OTTAWA ON K2M 0M5

2122B Montreal Road | For Sale



Opportunity for Owner Occupiers and Investors

676 Square Feet of Built-Out Flex Commercial Condominium
Unit

Excellent East Ottawa location on Montreal Road, just off Ogilvie Road and the Queensway. This offering presents a unique opportunity for an investor or owner-user to acquire a built-out unit that can be used for retail, office or medical purposes. The unit features prominent signage, dedicated parking, and strong visibility along a high-traffic arterial corridor.

BEN SHERMAN

BROKER

(613) 513 4759

ben@qubeproperties.com

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Property Details

Property Taxes	\$2,631.87 (2025)
Condominium Fees	\$617.00 per month (2025)
Parking Spaces	3
Zoning	AM10 [2199]

Property Highlights

- 2 Min from Highway 417/174 On/Off exit.
- 500 Meters from OC Transpo bus stop along Ogilvie/Montreal
- Close to amenities like Tim Hortons, McDonalds, Scotiabank, Petro Canada Station and much more.



\$104,966

AVG HOUSEHOLD
INCOME*



52%

UNIVERSITY DIPLOMA/
DEGREE HOLDERS



97,695

POPULATION*



113,500

DAYTIME POPULATION



42

MEDIAN AGE*



39,968

NO OF HOUSEHOLDS*

*Within 5 Km of subject property

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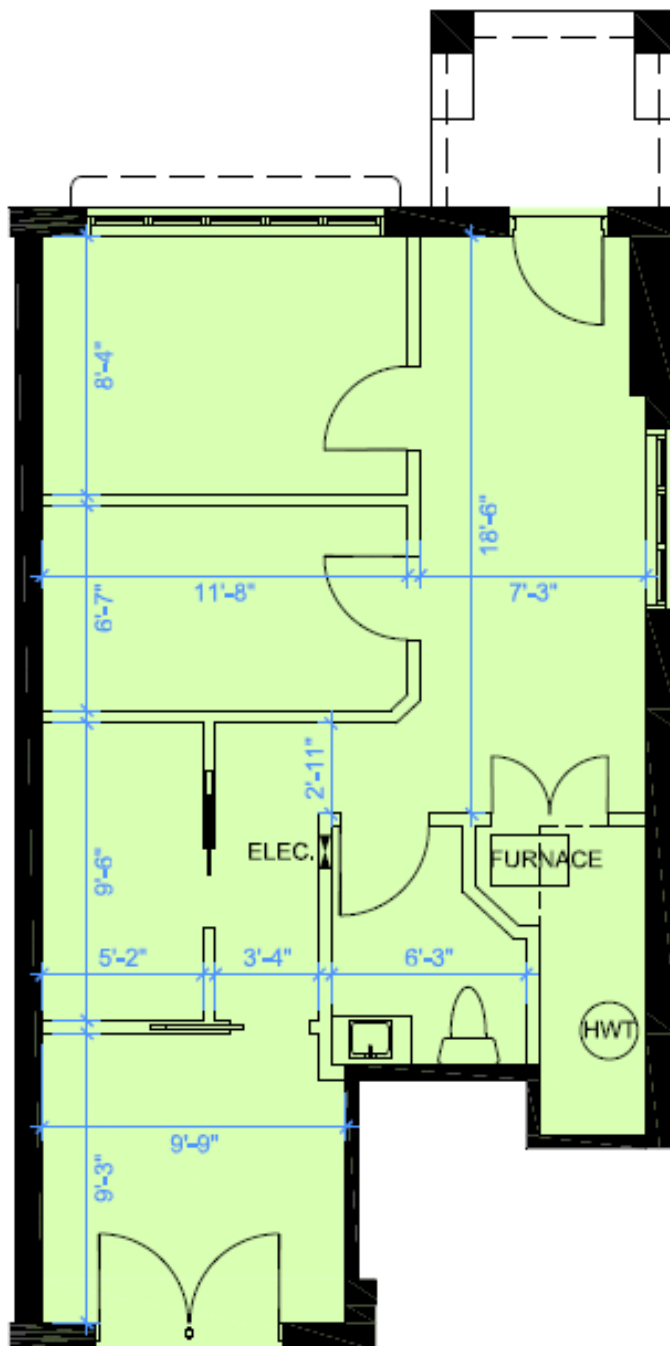
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Floor Plan



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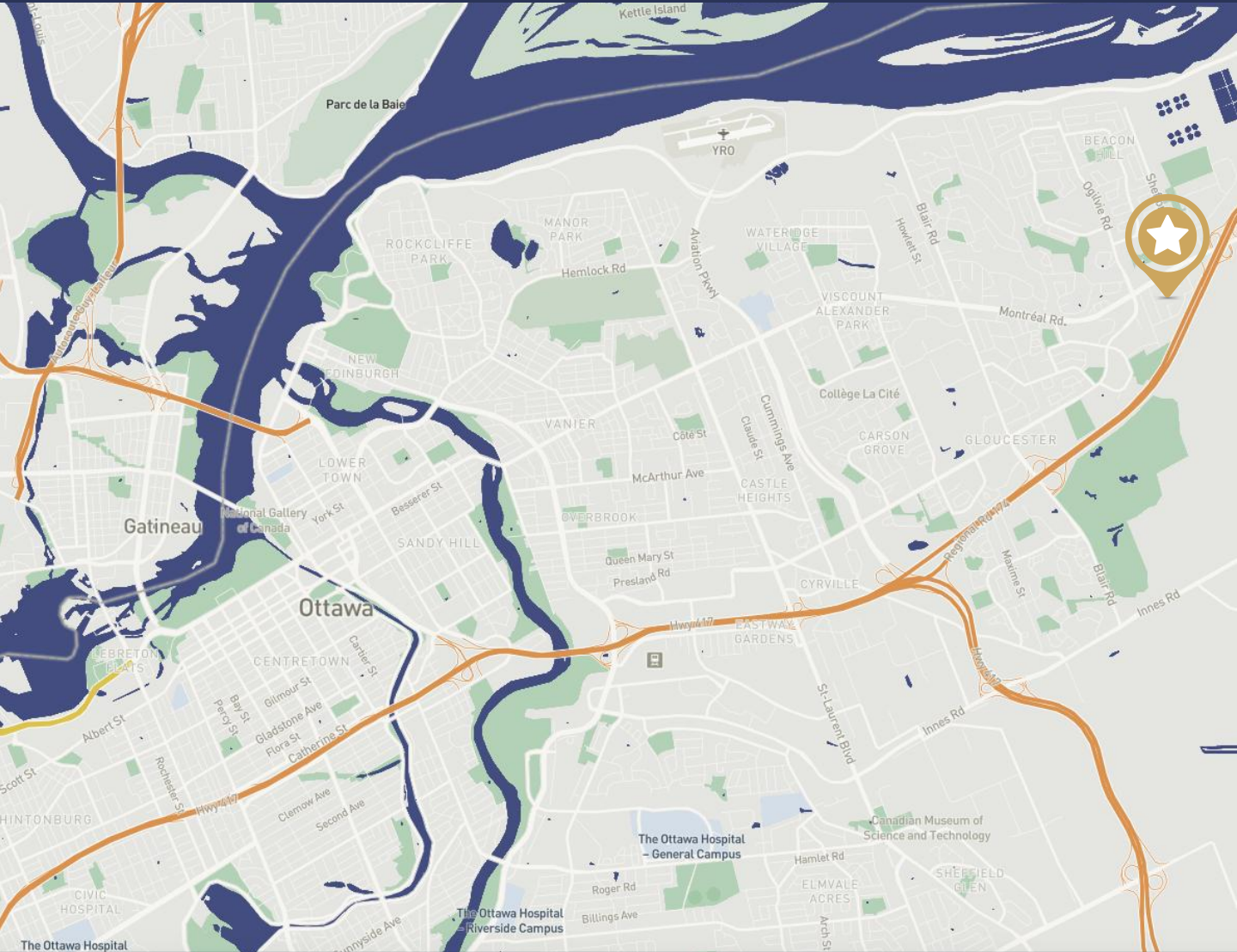
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For more information:

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