

255

FOR LEASE

Ste. Anne Avenue

OTTAWA, ON

Flexible warehouse space ideal for a wide range of operators.

Kevin Houlahan

Senior Sales Representative
613 683 2222
kevin.houlahan@colliers.com

Colliers

A photograph of a brick building with a large white garage door. The building is surrounded by greenery, including bushes and trees. In the foreground, there is a paved area, possibly a driveway or parking lot. The sky is blue with some clouds. The Colliers logo is visible in the top right corner.

Property Description

255 Ste. Anne Avenue | Ottawa, ON

Discover flexible warehouse space at 255 Ste. Anne Avenue, ideal for a wide range of operators including appliance service centres, car detailers, contractors, repair shops, trade services, and last-mile delivery users. This well-positioned property offers excellent accessibility, efficient layout, and easy drive-in loading, giving businesses the practicality they need to run smoothly in a high-growth urban corridor. With close proximity to major routes and dense surrounding neighbourhoods, the site provides seamless access for staff, customers, and fleet vehicles. Its open, adaptable configuration supports everything from light service work to distribution and operational headquarters. If your business needs convenience, visibility, and room to perform, 255 Ste. Anne Avenue delivers a strong foothold in Ottawa's dynamic market.



Property	255 Ste. Anne Avenue, Ottawa, ON
Asking Rent	\$19.00 PSF
Additional Rent	Contact Listing Agent
Property Type	Warehouse
Building Area	10,814 SF
Site Area	12,421 SF
Shipping Doors	2 grade-level doors
Year built	1958
Clear Height	12'5"
Zoning	R4E



Photo Gallery

255 Ste. Anne Avenue | Ottawa, ON

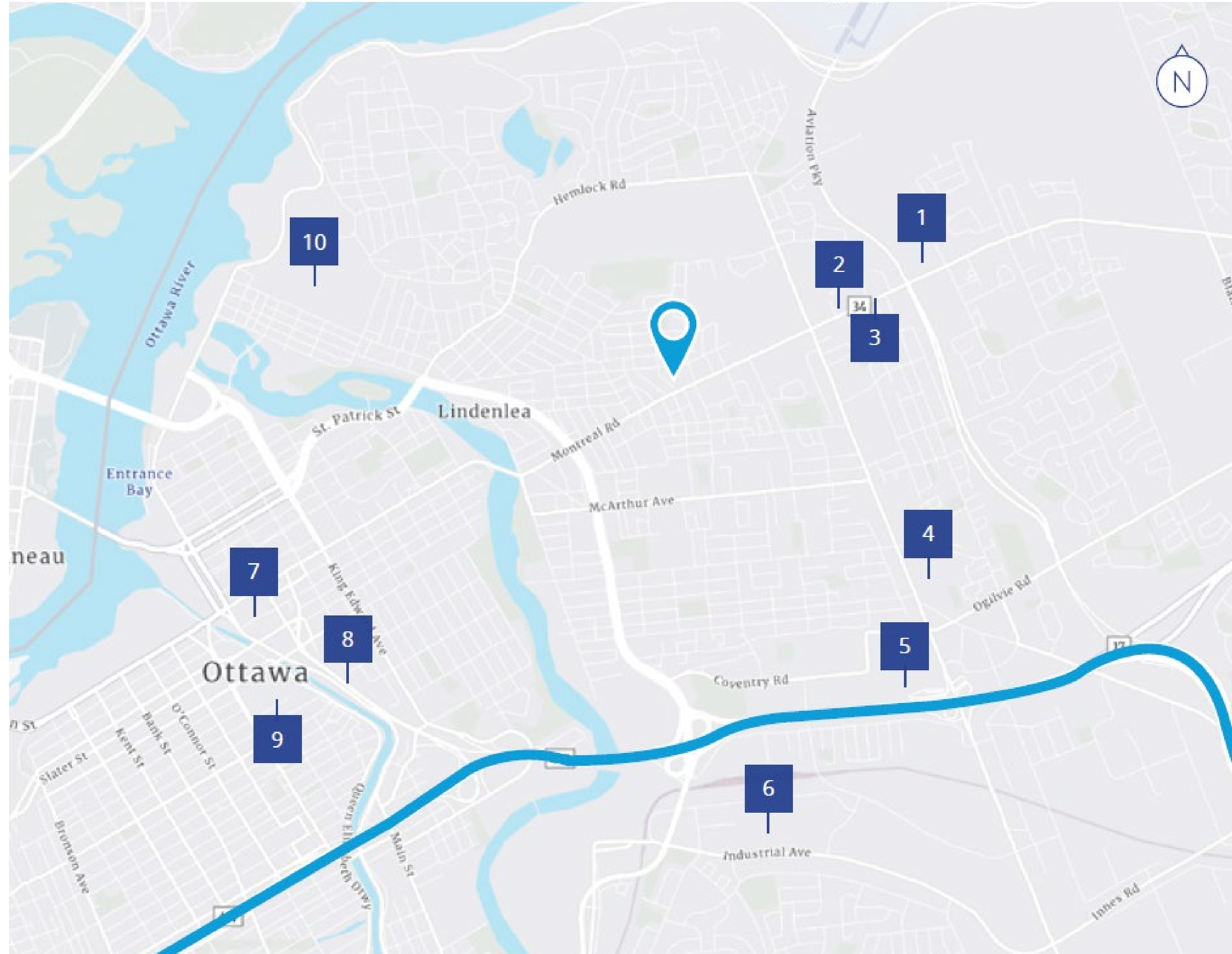


Location Overview



255 Ste. Anne Avenue

- 1 Montfort Hospital
- 2 Farm Boy
- 3 McDonald's
- 4 Adonis Grocer
- 5 St. Laurent Shopping Centre
- 6 Ottawa Train Yards
- 7 CF Rideau Centre
- 8 University of Ottawa
- 9 Ottawa City Hall
- 10 Rideau Hall





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[collierscanada.com](https://www.collierscanada.com)

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