

FOR LEASE - COMMERCIAL PROPERTY  
38 VALCOURT ST, GATINEAU, QC



Commercial Opportunity

## 38 Valcourt St. 777 - 2,694sf industrial space

This one-story multi-unit Industrial building has two double units and two single units available. All units offer grade level loading and access to the interior common area and are ideal for storage or a workshop and have functional office areas. The double units cannot be subdivided.

Located less than 20 minutes from downtown Ottawa with easy access off Autoroute 50 onto Blvd. la Verendrye West. There are many shops and restaurants within minutes for quick access.

Regional Group  
1737 Woodward Drive, 2<sup>nd</sup>  
Floor  
Ottawa, ON  
K2C 0P9

(613) 230-2100

[info@regionalgroup.com](mailto:info@regionalgroup.com)

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Todd Beech  
Director, Leasing  
(613) 903-6662 Direct  
[tbeech@regionalgroup.com](mailto:tbeech@regionalgroup.com)



## Property Highlights

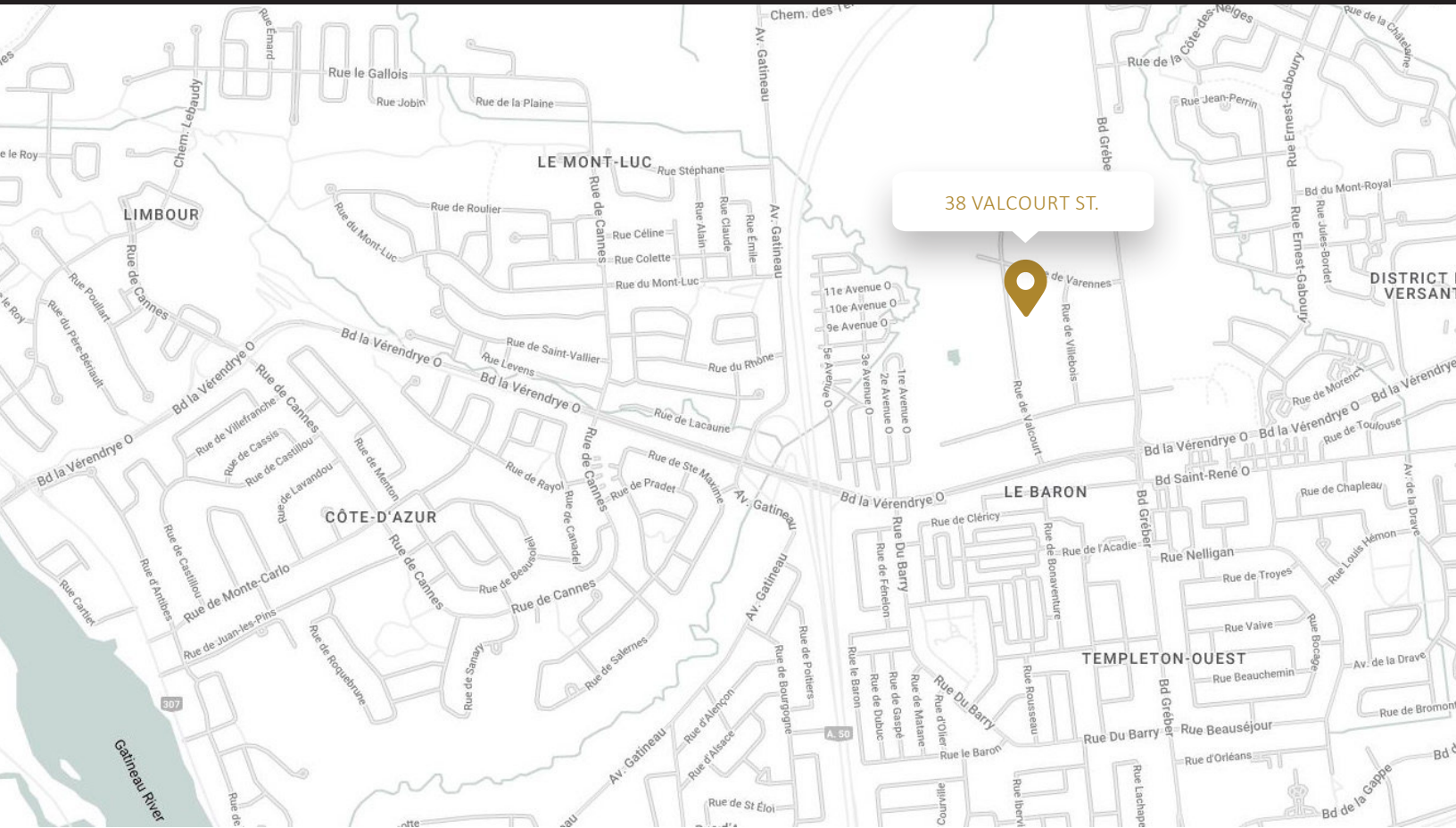
- Easy quick access to the main autoroute
- Less than 20 minutes to downtown Ottawa
- Well maintained building
- Close proximity to restaurants, cafe's and shopping
- Strong tenant base
- Shared common washroom
- Competitive rates



## Availability & Rates

Unit	Area (sf)	Gross Rent (PSF)	Availability
2	1,156	\$18.00	May 1, 2025
3	777	\$18.00	September 1, 2025
4 & 6	1,997	\$18.00	Immediate
8 & 10	2,694	\$18.00	Immediate

TI Allowance – Negotiable

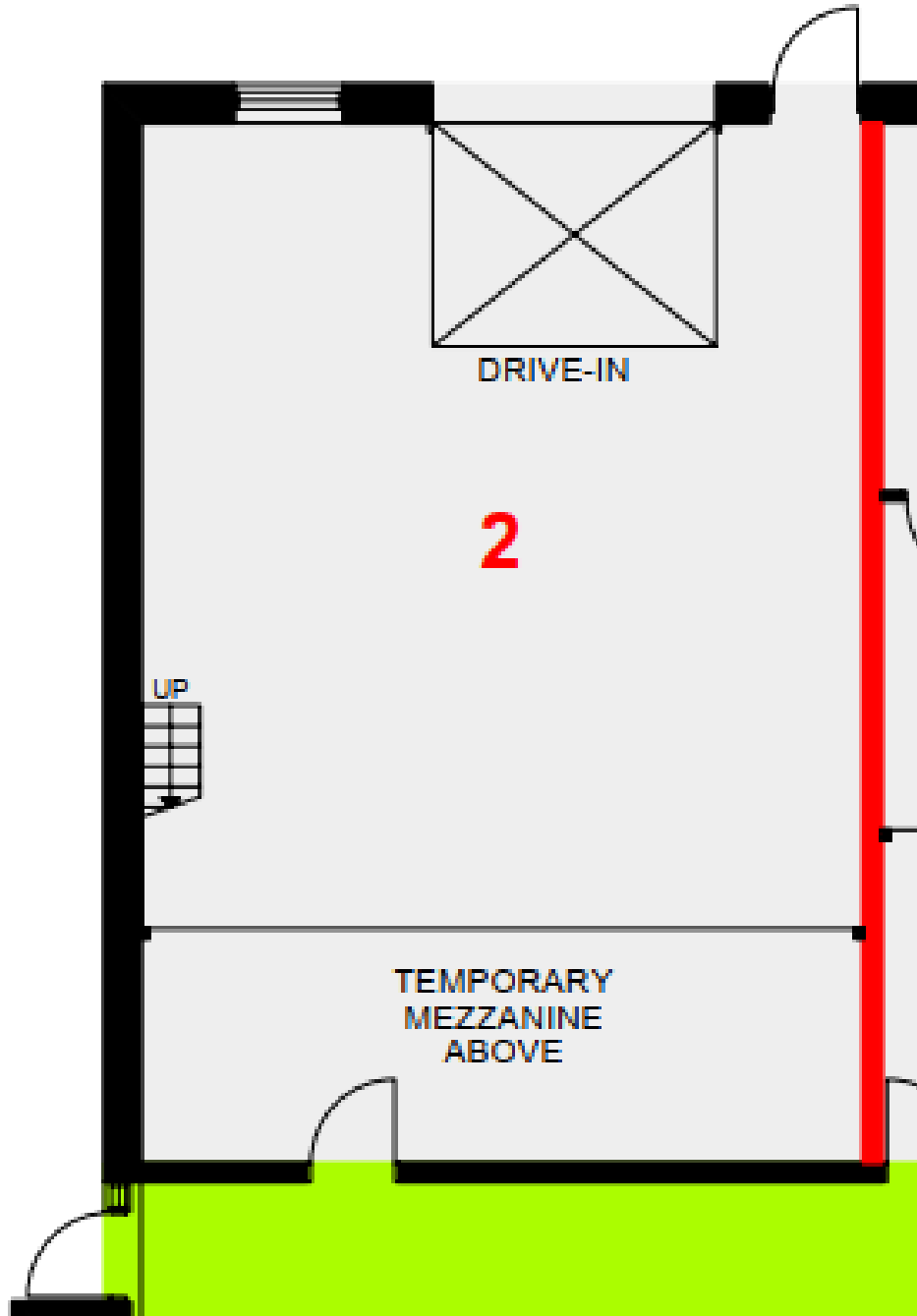


## Property Specifications

Year Built	Aprox. 1986
Construction	Concrete & Brick
Exterior Walls	Brick walls & Cement cinder block partitions
Roof Type	Flat roof , membrane shingle
Ceiling Height	12'
Power	120/240V 150 Amps
Loading Facilities	Ground level
Air Conditioning	N/A
Heat	Natural Gas Forced Air Space Heaters
Sprinklered	No
Parking Spots	General

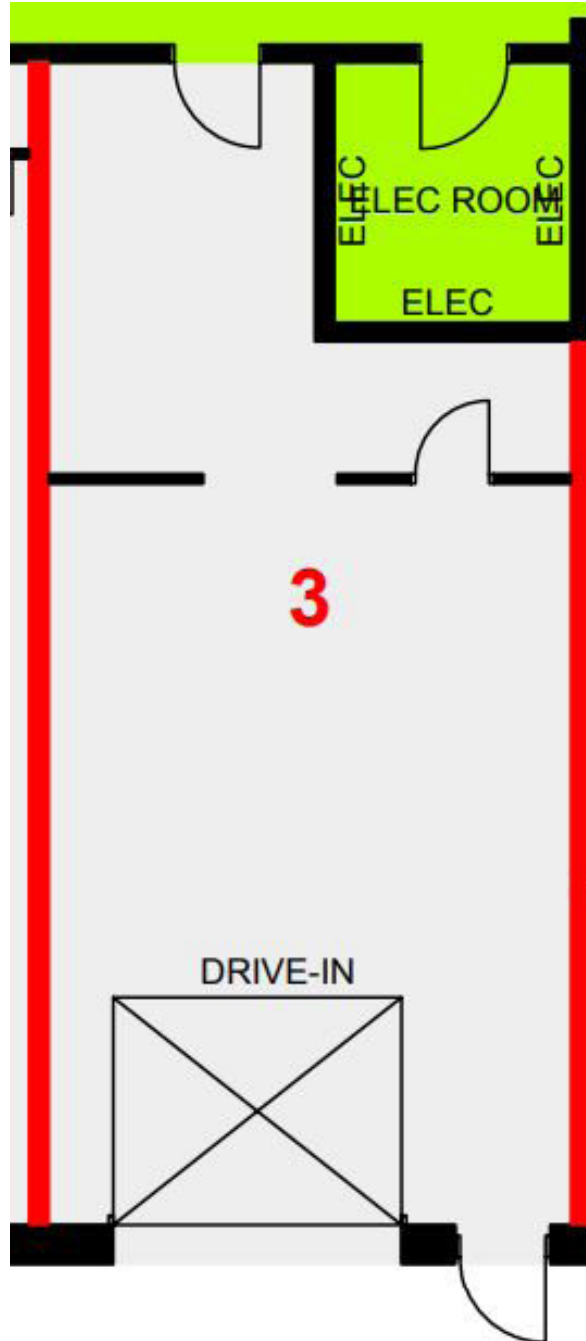
## Unit 2

1,156 sf total



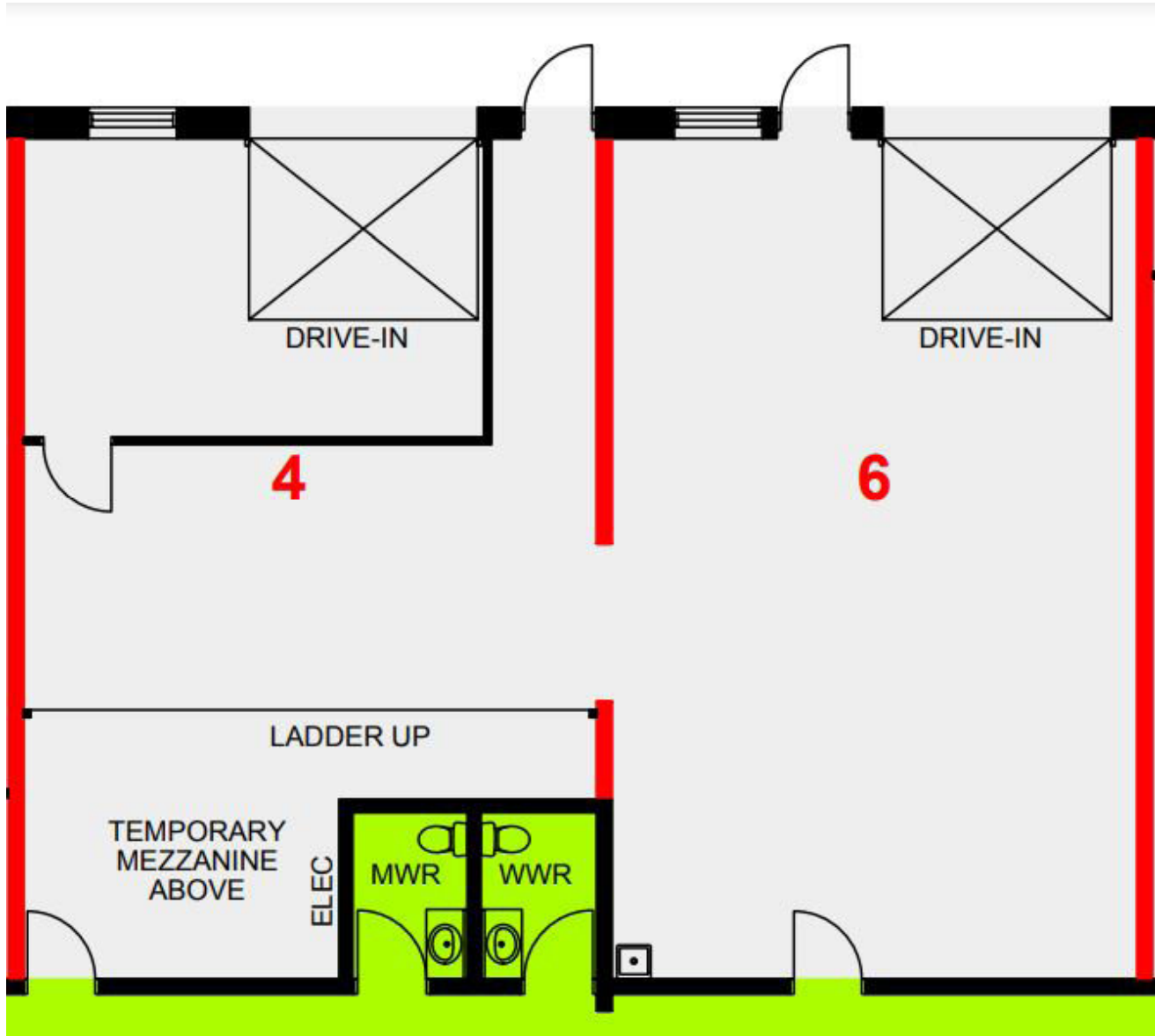
# Unit 3

777 sf total



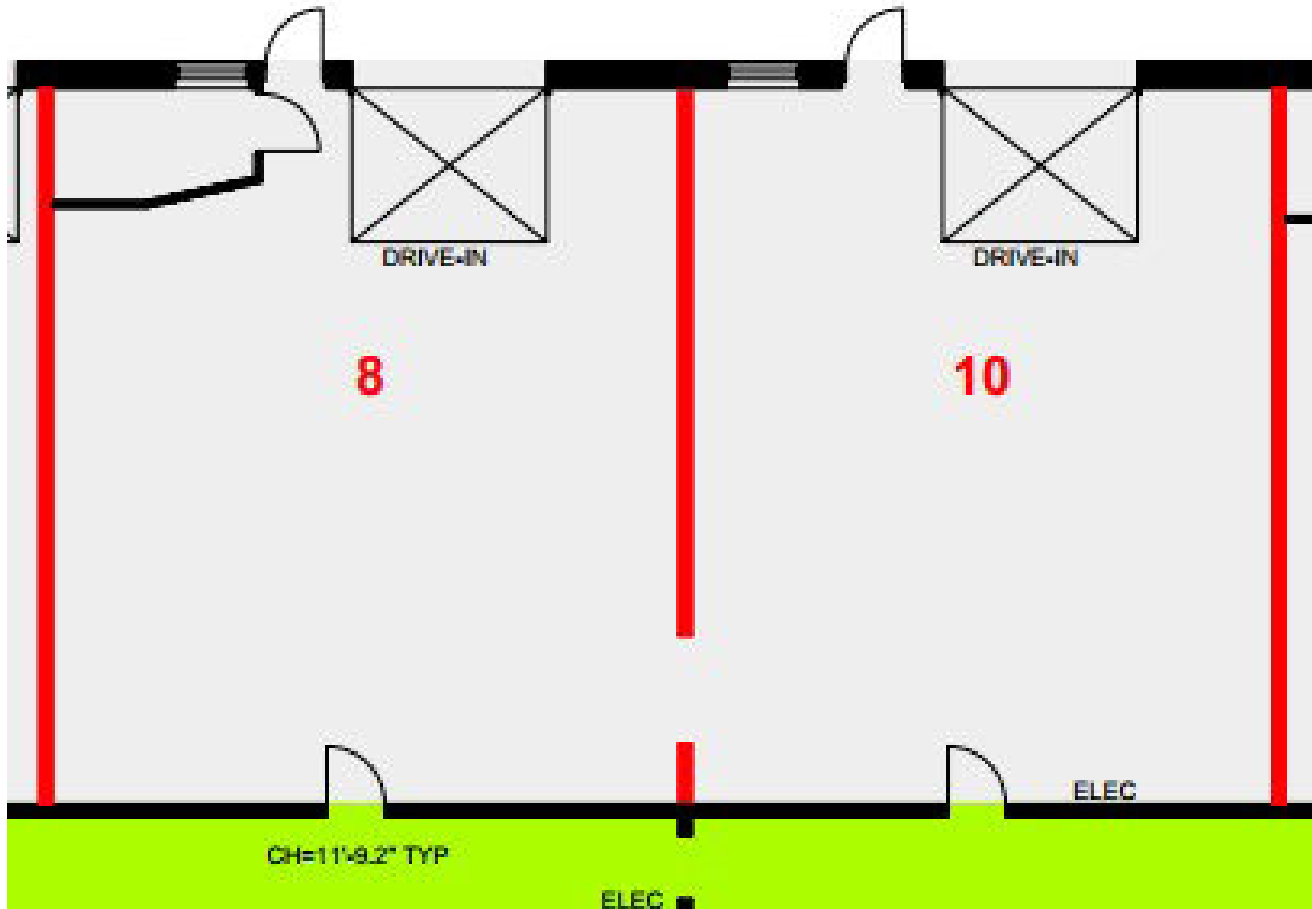
## Unit 4 & 6

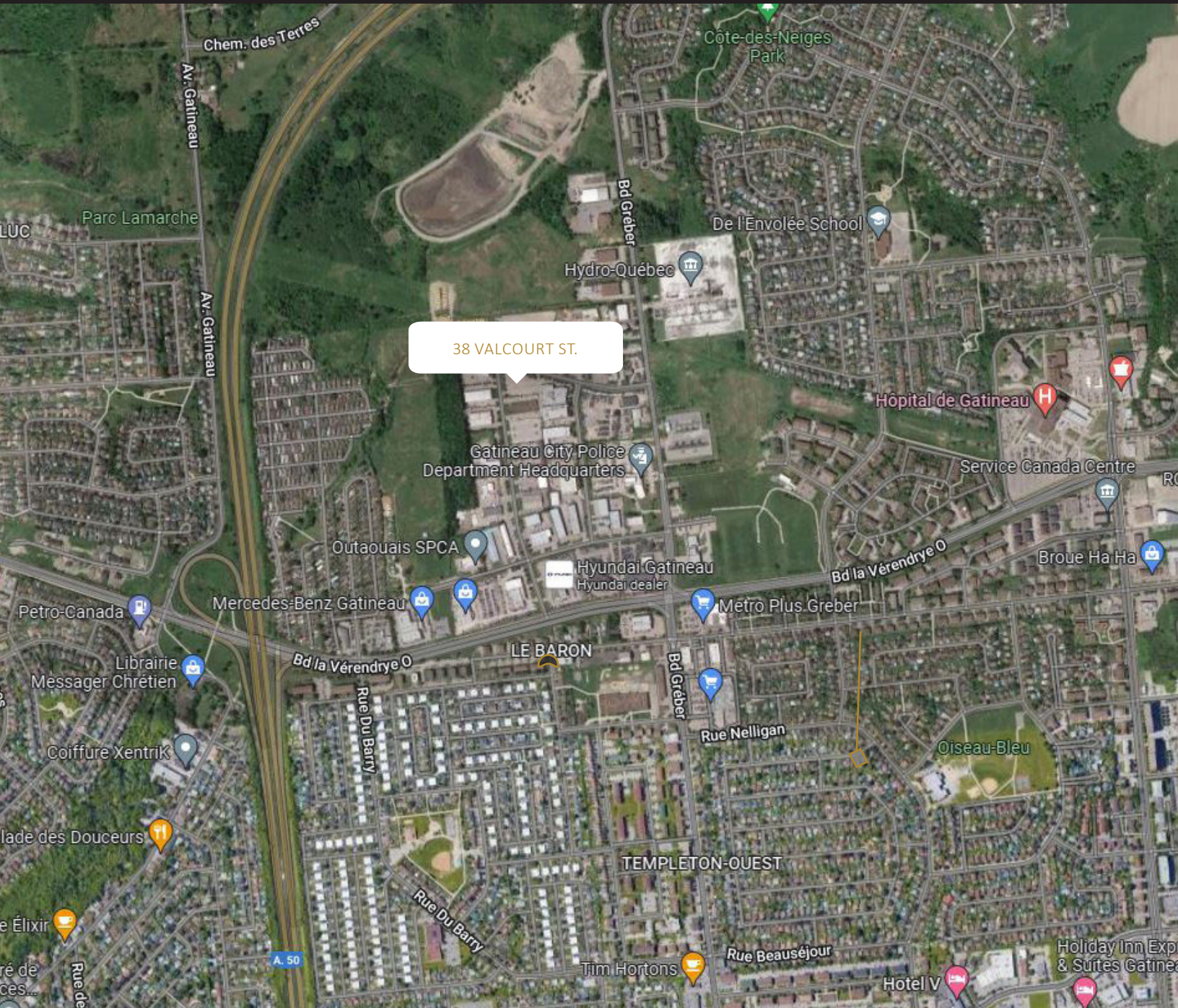
1,997 sf total



# Unit 8 & 10

2,694 sf total





## Contact us

Todd Beech  
Director, Leasing  
(613) 903-6662 Direct  
tbeech@regionalgroup.com

Regional Group  
1737 Woodward Drive, 2<sup>nd</sup> Floor  
Ottawa, ON  
K2C 0P9

(613) 230-2100  
info@regionalgroup.com  
regionalgroup.com

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