

# SHEFFORD PLAZA

5303 CANOTEK ROAD OTTAWA, ON K1J 9M1



## OFFERING SUMMARY

|                  |                                  |
|------------------|----------------------------------|
| Lease Rate:      | \$13.00 SF/yr (NNN)              |
| Additional Rent: | \$16.27 SF/yr includes utilities |
| Building Size:   | 39,093 SF                        |
| Available SF:    | 990 SF                           |
| Number of Units: | 19                               |
| Year Built:      | 1990                             |
| Zoning:          | GM H(11)                         |

## PROPERTY OVERVIEW

Discover the ideal business space at 5303 Canotek Road, Ottawa. With a prime location in the Canotek Business Park, this modern and well-maintained property offers easy access to Highways 417 & 174, ensuring convenient connectivity to downtown Ottawa. The building features free surface parking, after-hours security access with video surveillance, providing a secure and accessible environment. The professional property management team caters to diverse business needs, making it an ideal choice for businesses seeking a flexible and accommodating commercial space.

## PROPERTY HIGHLIGHTS

- - Prime location in Canotek Business Park
- - Easy access to Highways 417 & 174
- - Short drive to downtown Ottawa
- - Free surface parking for convenience
- - Modern and well-maintained property
- - After Hours security access with video surveillance
- - Professional property management



**MARLENE PIITZ**  
 613.224.5464 x103  
 mpiitz@merkburn.com

**MERKBURN HOLDINGS LTD.**  
 2191 Thurston Drive, Suite 4, Ottawa, ON K1G 6C9  
 merkburn.com

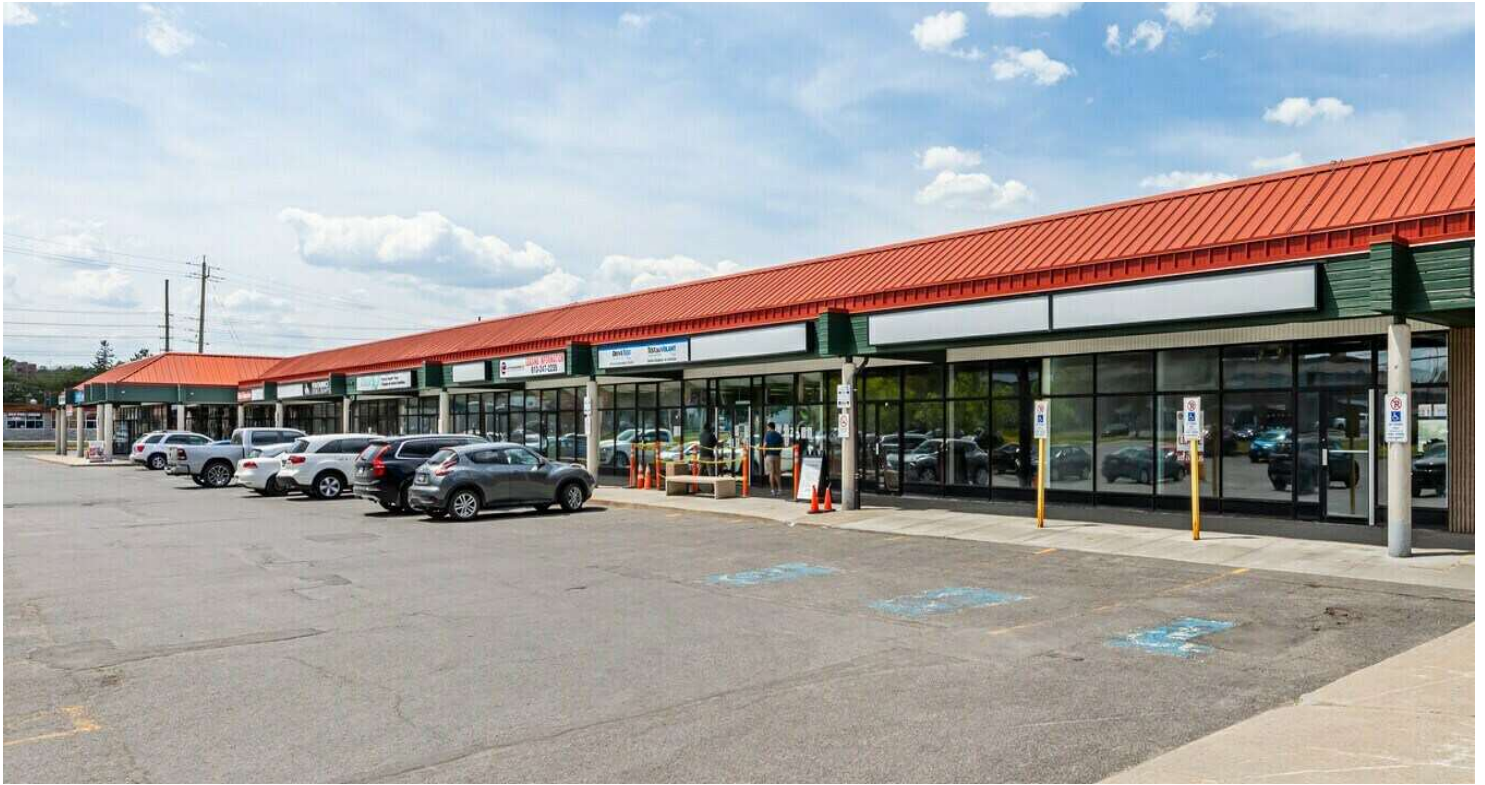
FOR LEASE

# SHEFFORD PLAZA

5303 CANOTEK ROAD OTTAWA, ON K1J 9M1



SUCCESS IS WITHIN US



**MARLENE PIITZ**  
613.224.5464 x103  
mpiitz@merkburn.com

**MERKBURN HOLDINGS LTD.**  
2191 Thurston Drive, Suite 4, Ottawa, ON K1G 6C9  
merkburn.com

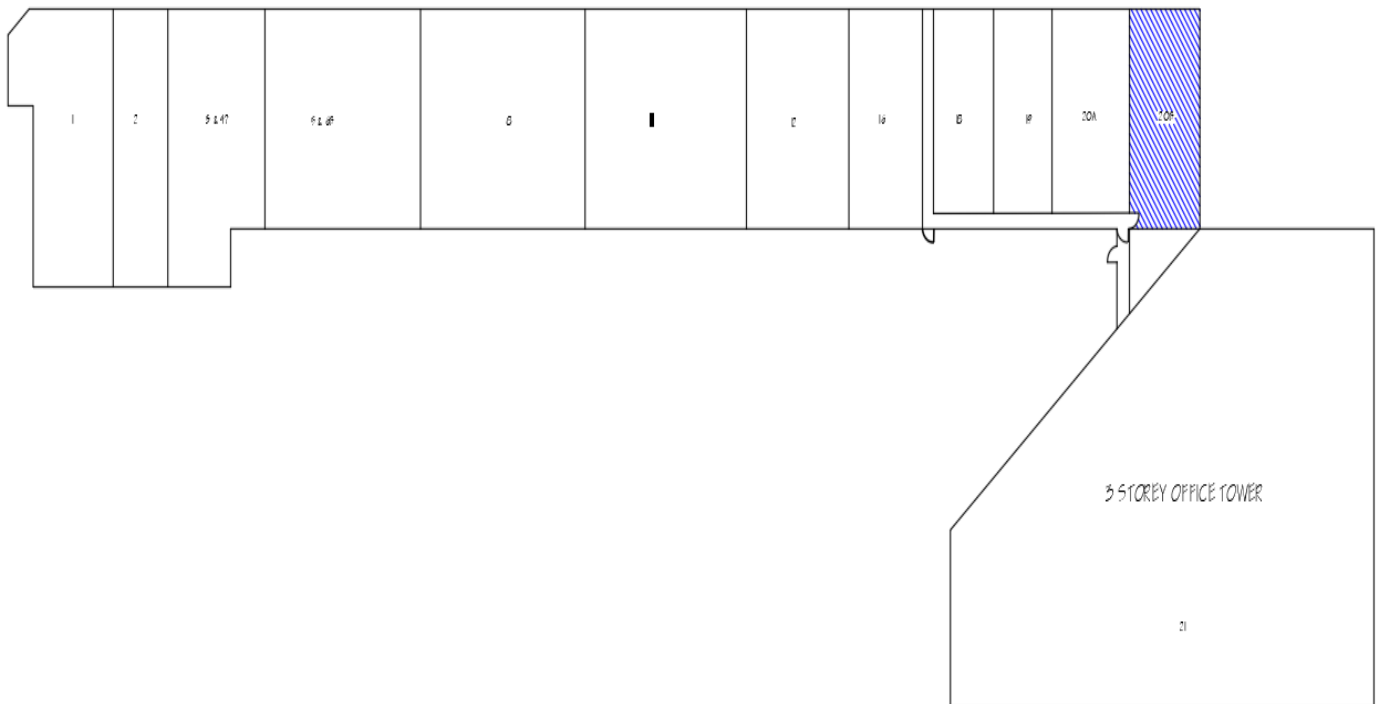
FOR LEASE

# SHEFFORD PLAZA

5303 CANOTEK ROAD OTTAWA, ON K1J 9M1



SUCCESS IS WITHIN US



**MARLENE PIITZ**  
613.224.5464 x103  
mpiitz@merkburn.com

**MERKBURN HOLDINGS LTD.**  
2191 Thurston Drive, Suite 4, Ottawa, ON K1G 6C9  
merkburn.com