



KERRYHILL REALTY Services Inc.
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 Independently Owned & Operated Brokerage

Presented by
 Kirby Gallagher

COMMERCIAL OFFICE INVESTMENT OPPORTUNITY



141 Lake Street, Pembroke, ON K8A 5L8

\$3,100,000

INVESTMENT HIGHLIGHTS

Prime location two-storey office building: The Pembroke City Centre is located on Lake Street in Pembroke next to the Waterfront Park, Ottawa River – and 400 metres (5 min walk) from Algonquin College. Canadian Forces Base Garrison Petawawa is approximately 17 kilometres west.

Tenants: Service Canada, MPAC, Algonquin College, Ontario Works, Provincial Offences Court, Glen Price Law Office LLB, Leach Bradbury Chartered Accountants, Dr. E. J. Weatherston Medical Clinic.

Price

\$3,100,000

Gross Leasable Area

33,808 square feet

NOI

Approx. \$247,000 per annum

Site Area

1.74 acres

REALTY TAXES

\$142,860 / 2016

ZONING

C3 – Central Commercial

Kirby Gallagher, Sales Representative

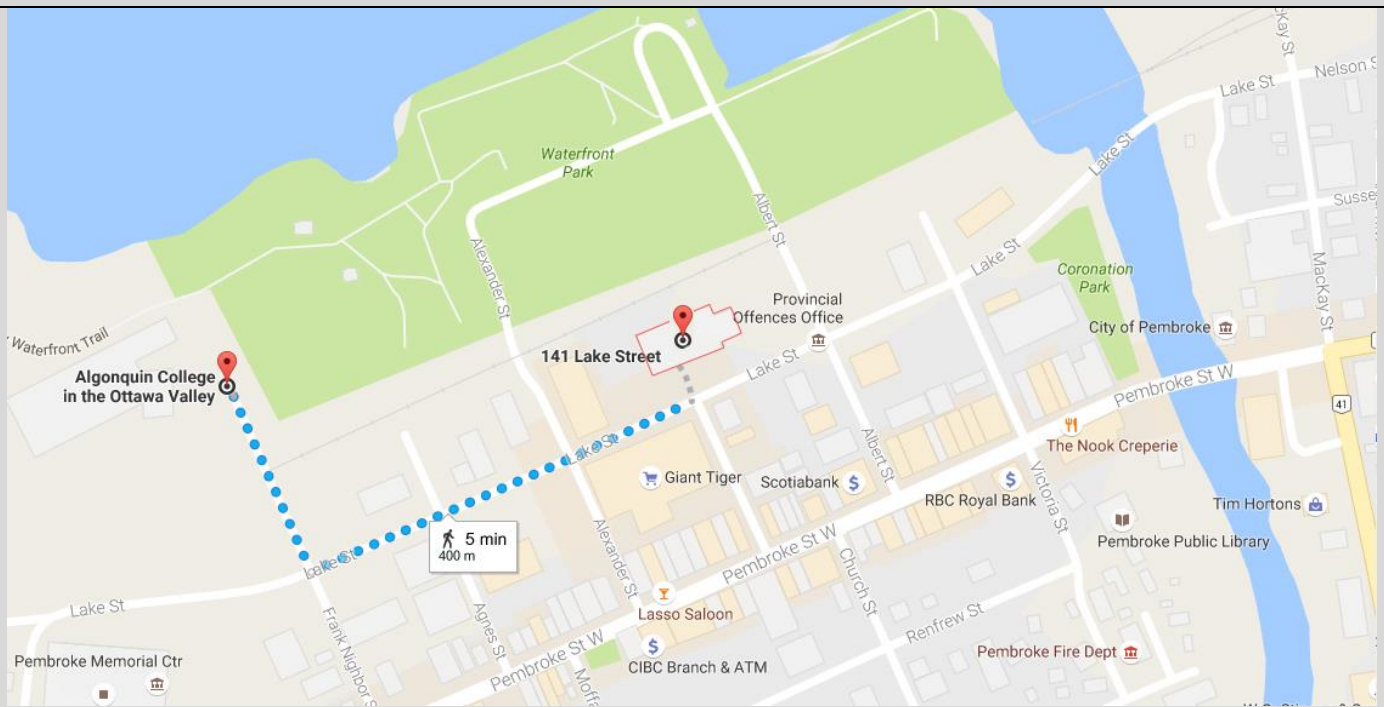
Direct: 613.292.8865

Jon Valiant, Broker, Valiant Realty Corp

Direct: 613.799.7088

Sheila Gallagher, Broker

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Sale Price	\$3,100,000
Financing	None
Description	One and two-storey commercial office space. Elevator access to 2 nd floor.
Site Location	East central portion of Pembroke, one block east off the main artery of Pembroke Street (Old Highway 17). Lake Street is easily accessible.
Site Dimensions and Area	Basically rectangular in shape with a frontage of approx. 396 feet along the East side of Lake Street. The depth is approx. 180 feet. Total area is 1.74 acres.
Legal Description	Plan 2, Block D, Part Lot 7, Part Lot 9, Part Lot 11, Plan 2, Block KF, Part Lot 1, Part Lot 2, City of Pembroke, County of Renfrew
PIN	571390230
Building	33,808 square feet (Gross Leaseable Area) 37,000 +/- square feet (Gross Building Area)
Vacant Space	4044 square feet or approximately 12%
History	Built circa 1970s. Converted from Retail to Office use in 1991.
HVAC	17 separate roof mounted gas fired heating air conditioning units.
Framing and Roof	Concrete block and steel frame. Roof is flat with a built up tar and gravel cover over a wood and steel deck.
Exterior and Foundation	Exterior siding is a mixture of brick and stone veneer. Poured concrete foundation. Slab on grade construction. No basement.
Electrical	Separate electrical panel for each tenant. The main service to the building is a 3 phase service.
Parking	Approx. 140 demarcated paved parking spaces. Two parking lots: Visitor parking & tenant reserved parking. Three designated handicap parking spots.
Access	Off Lake Street – two parking lots beside building.
Tenants	8 tenants
Realty Taxes	\$142,860 / 2016
Zoning	C3 – Central Commercial
Environment Report	None
Net Operating Income	Approx. \$247,000 (2016)

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 age, square footage, income, expenses, data and other information contained herein are approximate and subject to change. Prospective purchasers or tenants shall not construe the information as legal or tax advice. All properties subject to change or withdrawal without notice. E. & O.E.