



# 1610 Stittsville Main Street

Stittsville



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Exceptional Stittsville Main Street frontage. High traffic volume plus pedestrian traffic. 55+/- feet frontage and 289 feet deep. Adjacent to Service Ontario and Ultramar. Building upgraded and updated to commercial standards. Currently organized as a catering kitchen facility. Great to continue use or operate as a take out restaurant. Endless possibilities. Zoning allows for many uses. Continue, expand or redevelop. Extensive list of inclusions, features and updates.



## PROPERTY FEATURES

- TM9H Zoning
- Zoning allows for many uses
- High volume traffic & pedestrian area
- Many upgrades & updates
- Building currently operating as catering kitchen facility





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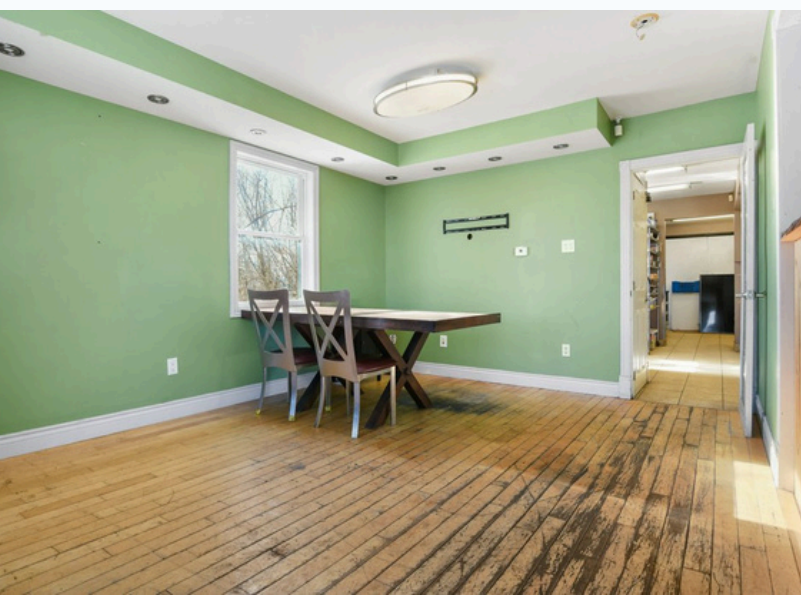


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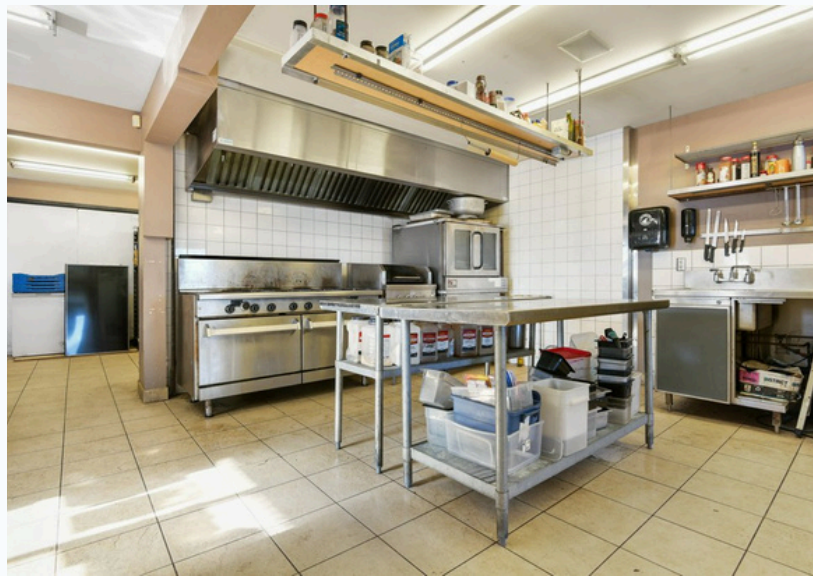


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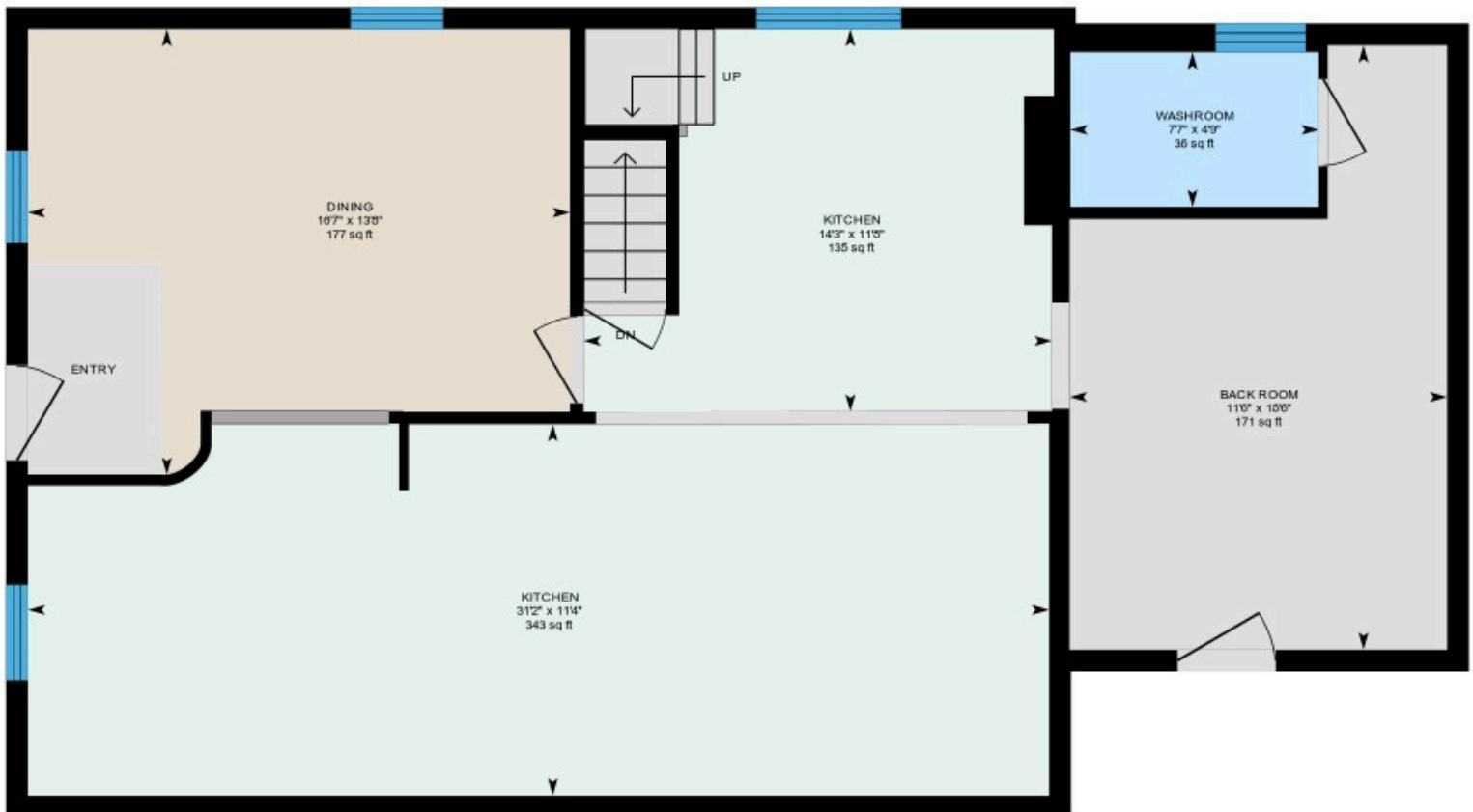


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## FLOORPLANS

1610 Stittsville Main St, Ottawa, ON

Main Floor Exterior Area 1044.17 sq ft  
Interior Area 953.49 sq ft







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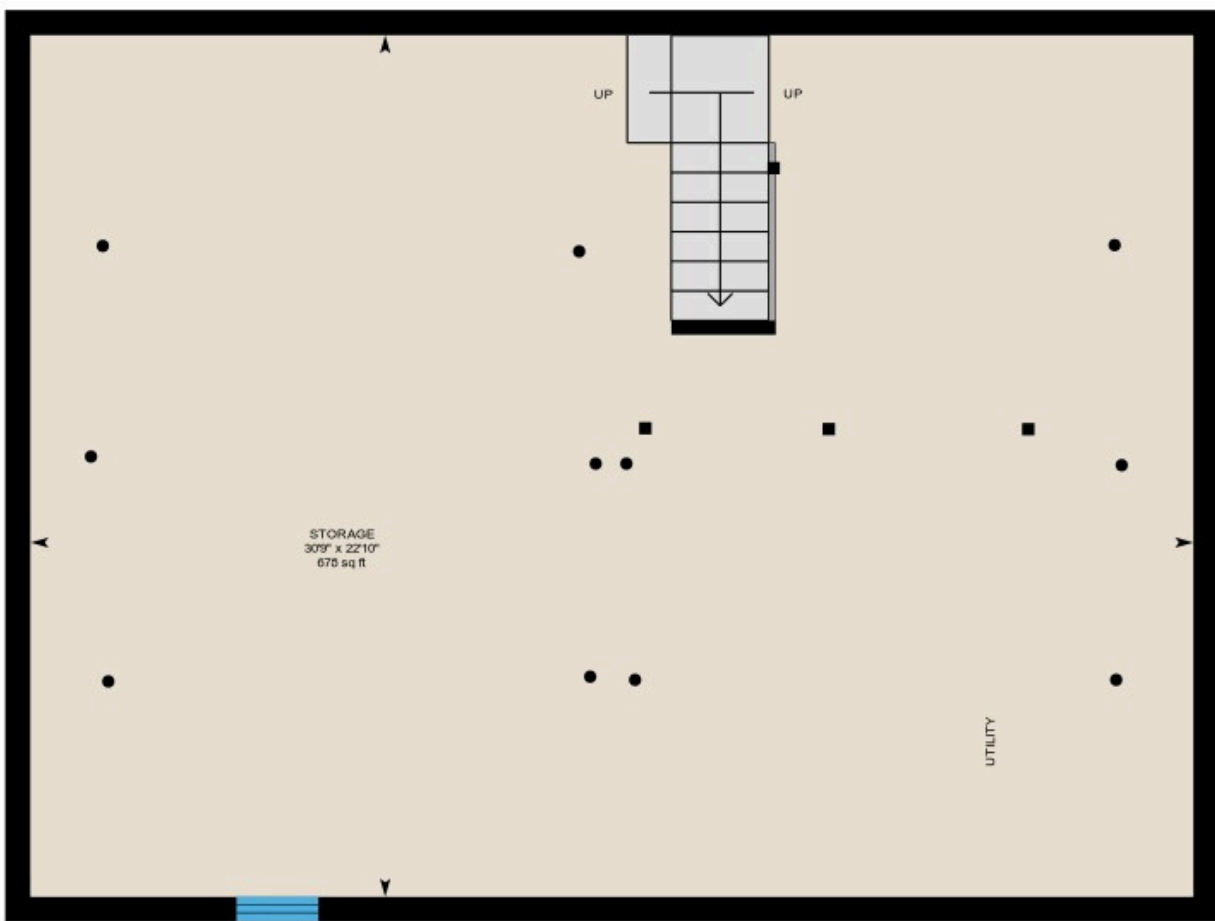


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## FLOORPLANS

1610 Stittsville Main St, Ottawa, ON

Basement (Below Grade) Exterior Area 775.58 sq ft  
Interior Area 702.60 sq ft





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## **UPGRADES & FEATURES**

### **2010:**

- Installed stone wall flower beds on south side of building
- Installed deck in the back area

### **2012:**

- Installed 6' x 6' walk-in fridge (Hendrix)
- Installed new shingles on roof

### **2013:**

- Installed 8' x 12' walk-in fridge ( outdoor)

### **2018:**

- New hot water tank installed

### **2019:**

- Installed new front steps



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## **UPGRADES & FEATURES**

### **2003:**

- Stripped building to framing and original foundation.
- Installed 16+ 24" x 24" concrete footings in the basement
- Installed 16+ tele-posts and (3) large steel beams to ensure floor confirms to commercial weight requirement
- Installed a header beam to open the main floor
- Hydro Ottawa installed new 200 Amp service from the pole
- 2" natural gas service was installed from the street
- All electrical in building was installed as new from scratch
- Most wall sockets are split 15amp circuit (a dream in a commercial kitchen)
- A backup generator panel was installed
- All plumbing was new
- All lighting fixtures were new
- All flooring was new ( birch hardwood and porcelain tile )
- All drywall was new
- All windows on main floor were new





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## **UPGRADES & FEATURES**

### **2003 (continued):**

- All new bathroom fixtures and designed to meet accessibility requirements
- Front door new
- All interior doors new
- All mouldings were new
- Shingles were new
- Furnace new along with all new ducting
- Hot water tank new
- EIFS exterior was all new
- Installed new front steps
- Installed stone flower beds at front of building
- All fridges, freezers, stoves, ovens, and appliances were brand new
- HVAC 10' Hood installed with downdraft ( Blanchfield )
- New Firewall and ceiling baffles installed for fire code
- New fire suppression installed
- Installed grease trap
- All sinks were new ( bathroom, kitchen, dish area )
- Outdoor lighting installed as new



Presented By:



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**That's the bottom line...**



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