

Light Industrial Space **FOR LEASE**

18 Enterprise Avenue
Ottawa, ON.



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18 Enterprise Ave., Unit F

Ottawa South

Price
\$17.00/sf

OPC
\$ 6.78/sf



Salient Facts Property

Unit F 2,160 sf

Available February 1st, 2026

Zoning IG

Ceiling 14'

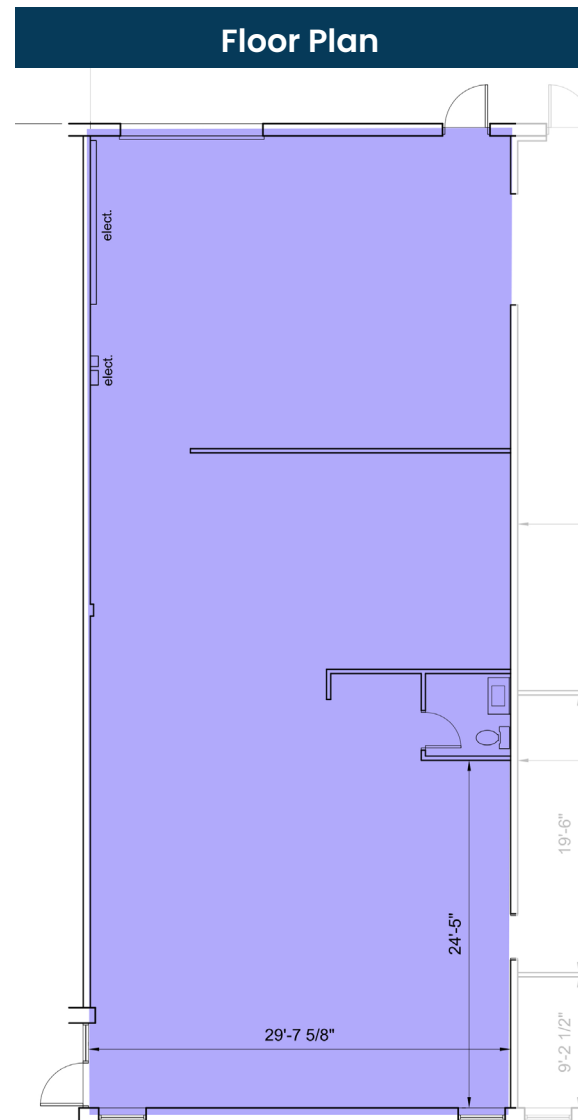
Power 60 amp, 120/208 V, 3 phase, roughly 40 KVA

Loading Overhead Door, 10' x 10'

Highlights

Located in the well-established Merivale Industrial Park, this versatile light industrial unit offers everything your operation needs for efficient, accessible business.

Featuring a high ceiling and loading door for seamless shipping and receiving, and on-site parking, this space is designed for functionality and flexibility. Prominent building signage is available to maximize your exposure.



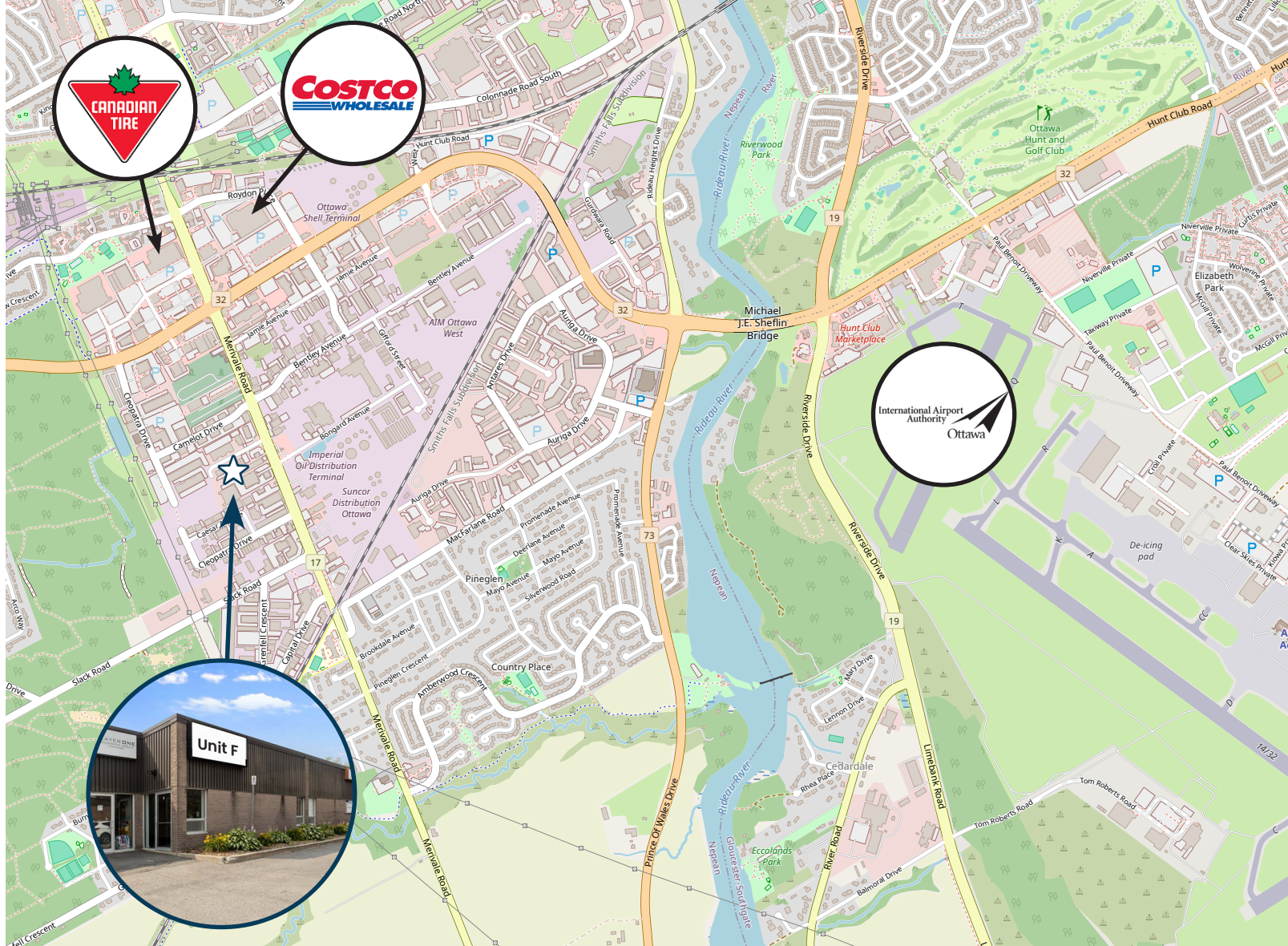
CONTACT

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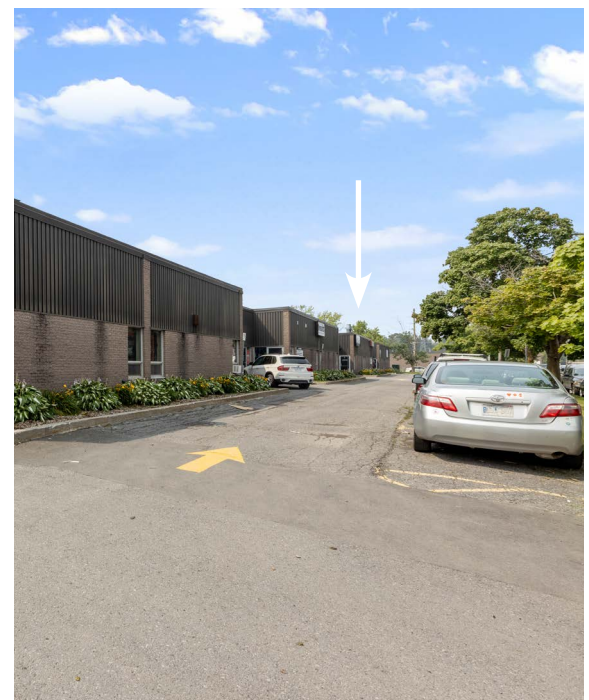


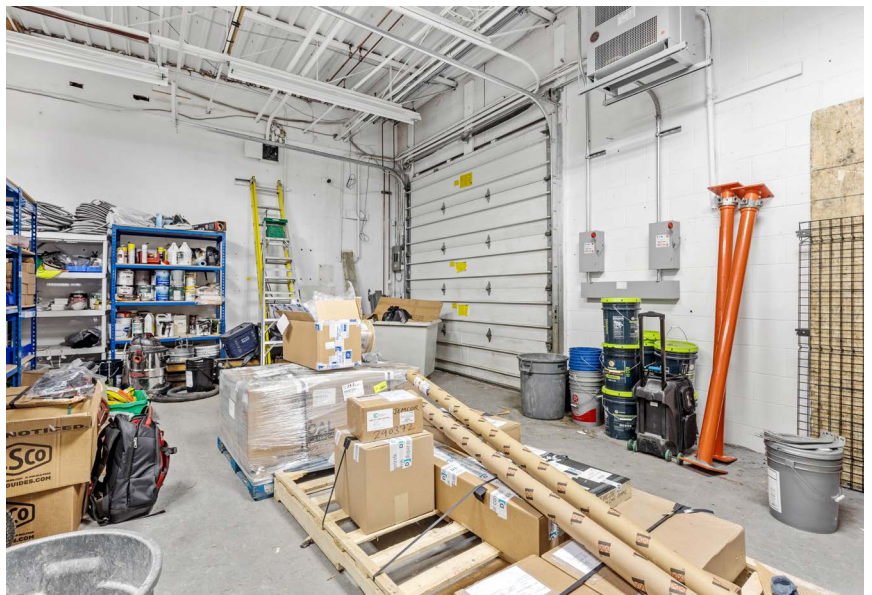
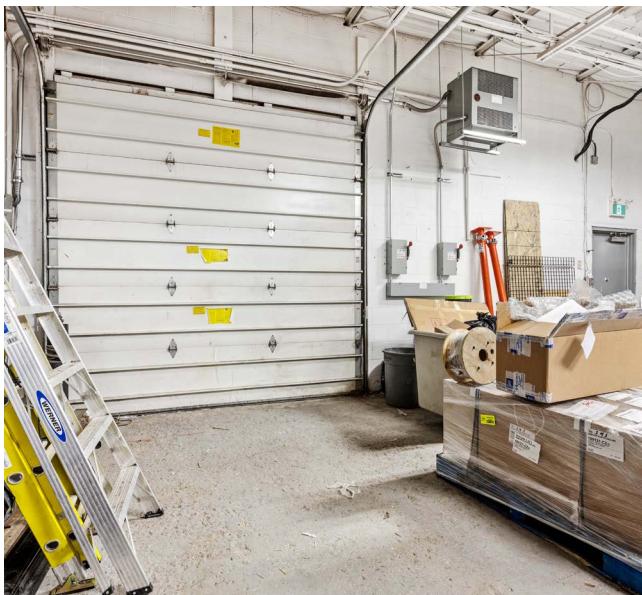
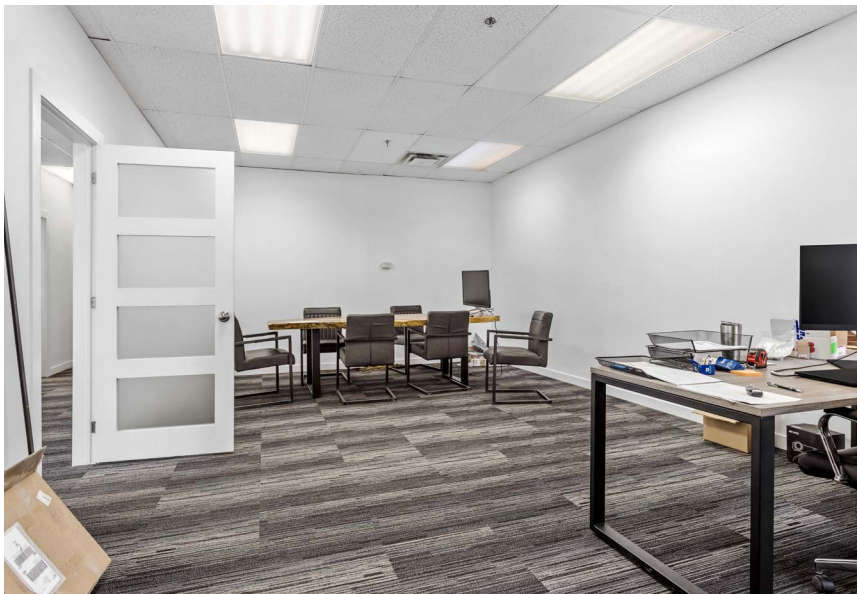
Location Overview

Strategically positioned just minutes from Ottawa International Airport, and a short drive to Highway 417, this location ensures quick connectivity across the city and beyond.

Surrounding amenities include Canadian Tire, RONA, Costco, and a wide range of grocery stores, restaurants and retail services – all within easy reach for clients and staff alike.

This is a prime opportunity to establish or grow your business in one of Ottawa's most accessible and amenity rich industrial hubs.





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DEMOGRAPHICS

Population

	2 km	5 km	10 km
2023 Population	10,060	116,234	507,361
2028 Population Projection	11,261	131,014	571,689
2033 Population Projection	12,339	144,363	630,119
Annual Growth 2023 - 2028	2.4%	2.5%	2.5%
Annual Growth 2023 - 2033	2.3%	2.4%	2.4%
Daytime Population	27,427	111,621	453,939
Median Age	44.4	39.3	38.9

Households

	2 km	5 km	10 km
2023 Households	4,197	45,645	208,784
2028 Households Projection	4,809	52,662	240,460
2033 Households Projection	5,324	58,622	267,310
Annual Growth 2023 - 2028	2.9%	3.1%	3.0%
Annual Growth 2023 - 2033	2.7%	2.8%	2.8%
Average Household Size	2.5	2.6	2.5
Private Household Population	9,964	114,895	498,750

Income

	2 km	5 km	10 km
Average Household Income	\$ 115,558	\$ 114,724	\$ 113,702
Median Household Income	\$ 84,269	\$ 84,258	\$ 80,828
Per Capita Income	\$ 48,210	\$ 45,052	\$ 46,789
Agg. Household Expenditure	\$ 447M	\$ 4.8B	\$ 21.9B
Avg. Household Expenditure	\$ 106,502	\$ 105,877	\$ 105,065
\$40,000 - \$60,000	642	6,450	29,460
\$60,000 - \$80,000	622	6,041	26,861
\$80,000 - \$100,000	557	6,139	25,999
\$100,000 - \$150,000	906	9,395	40,082
\$150,000 - \$200,000	473	5,274	23,677

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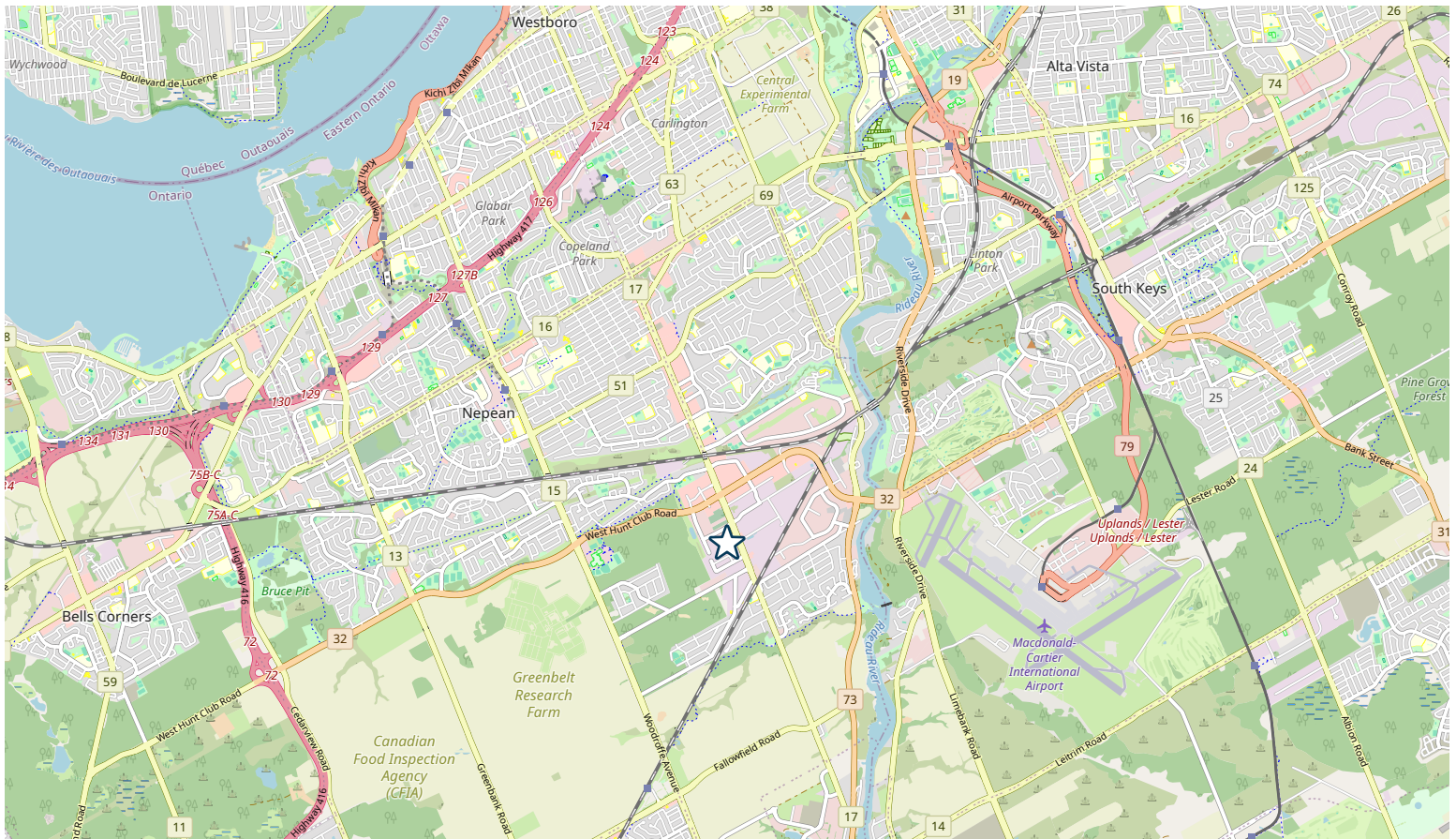
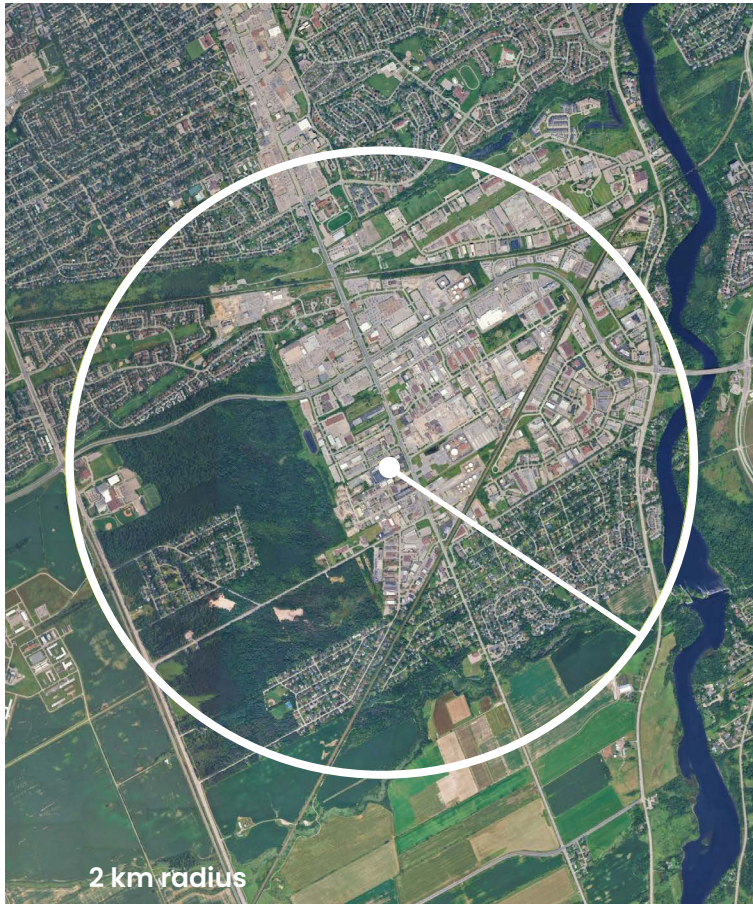
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