



100 Industrial Drive, Carleton Place
 Two industrial bays and one office/industrial bay for lease in the heart of Carleton Place's industrial park. Each industrial bay is 2,400 sq. ft. (approx.) with two overhead (16 foot) doors each. Lease for \$1,475 per month plus operating costs and utilities. One bay has its own crane rail for heavy lifting. Office comes with its own 500 sq. ft. warehouse with 8 foot overhead door. Lease for \$1,575 per month plus operating costs and utilities.



Income Property-
6610 Fourth Line Road, North Gower, Ottawa ON
 Includes

one, 3-bedroom home, two, 2-bedroom apartments, one 1,800 sq. ft. ground floor commercial space, one 3-4 vehicle garage, one 1,200 sq. ft. shed and a large surface parking lot. Strong potential. Allows: restaurant, funeral parlour, bed and breakfast, day care, retirement residence, bar, office, dwelling unit, apartment and more. \$525,000.00



12023 Dawley Drive, Winchester
 Commercial land for sale just off Highway 31 (Bank Street) 20 minutes south of Ottawa. Approximately 2 acres. Close to Tim Hortons, Pet Value, Super Food Store. Piped sewer and water available. Access from both Dawley Drive and Main Street/Highway 43. Leased until Dec. 2010. \$229,500.

www.PartnersAdvantage.ca

Lincoln Fields Shopping Centre 2525 Carling Ave., #23, Ottawa, K2B 7Z2

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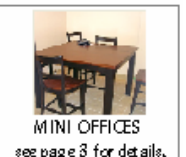


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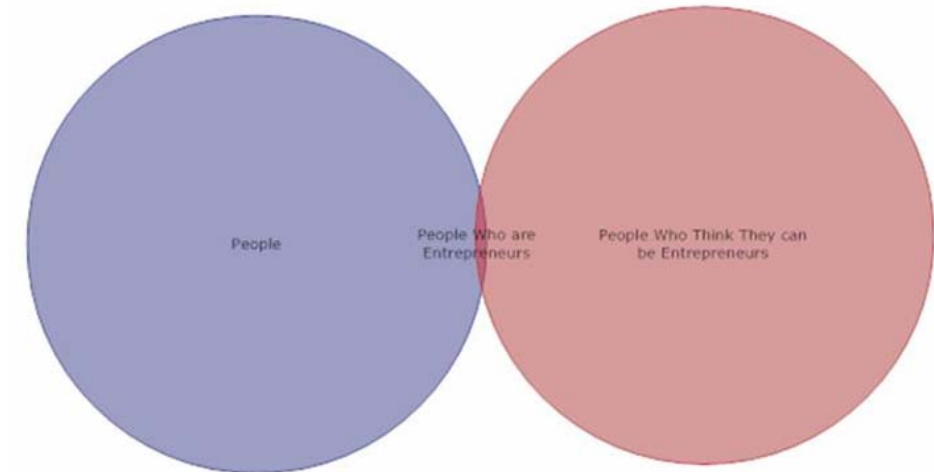
People Who Think They can be Entrepreneurs

Recently, I sat next to a couple of guys who had in front of them, in my view, a great opportunity to buy a small tech company, all they needed to do was sign one piece of paper. But when they found out that it wasn't a 'sure thing', they balked.

For an investment of ~ \$25k between the two of them, they were looking at an upside of creating a biz that might one day (in, say, five to seven years) be worth as much as \$1.2 million. Now for most people, maybe all people, saving your way to \$1.2 million is hard, perhaps even impossible. But you might be surprised at how many people can invest their way to wealth by way of 'forced savings', gaining leverage through finance or their HR and asset growth.

Having said all of this, of course it's also true that they might lose all or part of their investment if things didn't work out. But these were all things that fall under the heading of "What I can control".

I was amazed that they turtled. So I drew up this Venn Diagram in their 'honour':

















Most people think they could be entrepreneurs, if they really wanted to. Truth is, there aren't very many people cut out for the life of an entrepreneur. After all, you need some guts to be one.

Prof Bruce



Cosmic Storage, 4021 Barnsdale Road, Ottawa ON
 Storage space available. Short term or long term. Close to Manotick and Highway 416. Owner lives on site. 5' x 10' for \$75. 10' x 10' for \$140. 10' x 20' for \$200 and 10' x 40' for \$390. Get a FREE organic garden plot with every lease, exactly matching your storage area!

www.CosmicStorage.com

 <p>Residential Development Land in Arnprior Great opportunity to buy fully serviced land less than 20 minutes from Kanata and Ottawa. 49 acres available. Yield is around 247 units (low and MD/HD) for a raw land cost of around \$6,450 per acre or \$1,592,500.00 (\$32,500 per acre).</p>	 <p>Kennedy Meadows, Kanata North 8 acres with pond, close to services and just seven minutes from Alcatel-Lucent*. Suitable for new and used car sales, rural retirement residence, bed and breakfast, law office, professional office. Next to Blue Moon Storage plus to be constructed self car wash and vet clinic. \$199,000.</p>	 <p>100 Industrial Drive, Carleton Place Industrial Building with two industrial bays and one office/industrial bay for sale in Carleton Place. Each industrial bay has two overhead (16 foot) doors. One bay has its own crane rail for heavy lifting. Office comes with its own 500 sq. ft. warehouse with 8 foot overhead door. \$1,200,000.</p>	<p>CHRIS MULLIGAN FIREWOOD AND PROPERTY MAINTENANCE Softwood firewood, Tree Trimming and Removal, Brush Chipping and More. Chris Mulligan, Owner: 613.513.6493.</p>	 <p>3-Bay Industrial Building plus new Storage Building, Carleton Place ON Well-constructed and newly renovated/expanded, 3-bay industrial building for sale in a top industrial park. New storage building added to increase cashflow. Additional land available for further development. \$1,200,000.</p>	<p>Commercial Land for Sale in Orleans-Cumberland One acre commercial land on Tenth Line Road next to rapidly developing Avalon community. Ideal for commercial uses, new retail plaza or medium density residential development. \$1,095,000.</p>
 <p>New Mini Storage Business Carleton Place ON New storage building under construction with additional buildings to be built. Plus well-constructed and newly renovated/expanded, 3-bay industrial building in top industrial park. Land available for further growth. \$1,200,000.</p>	 <p>Ravenview Estates by Doyle Homes Fabulous new homes available in Kanata on 2 acre lots. Bungalow and two-storey homes from 1,800 sq. ft. to 3,400 sq. ft. and up. Priced from \$499,900 including lot and GST*, Doyle Homes delivers superb value. (* For homes completed before June 30th, 2010.)</p>	 <p>Mini Storage, 4021 Barnsdale Road, Ottawa ON Storage space available. Short term or long term. Close to Manotick and Highway 416. Owner lives on site. 5' x 10' for \$75. 10' x 10' for \$140. 10' x 20' for \$200 and 10' x 40' for \$390. Get a FREE organic garden plot with every lease, exactly matching your storage area!</p>	 <p>85 Dufferin Street (Highway 7) Perth ON Prime commercial and residential site in Perth with frontage on Highway 7. Close to Tim Hortons and Your Independent Grocer. 4.96 acres approx. Excellent site for medium density housing, commercial plaza and much more. 29,000 vpd. \$1,450,000.00 CAD (\$292,340 per acre approx.)</p>	 <p>Mini Offices, Lincoln Fields, 2525 Carling Avenue, Ottawa ON Office space, workstations, meeting rooms, mailboxes, early stage funding, mentoring and much more. Workstations \$225 monthly. Private offices from \$575 monthly + facilities charge. Contact Bruce Firestone, Broker*, Partners Advantage GMAC Real Estate: 613.442.6757 or bfirestone@partnersadvantage.ca</p>	 <p>Rural Industrial Land For Sale. 4241 Barnsdale Road (Close to Barrhaven and Manotick) 13.76 acre site, minutes from Hwy 416. Many uses including auto dealership, automobile service station, warehouse, gas bar, storage yard, light industrial uses plus Accessory Residential. Cosmic Storage and Westboro Utilities. Solid development potential. \$290,000 (\$21k per acre approx.)</p>
 <p>Commercial Land for Sale in Orleans-Cumberland One acre commercial land on Tenth Line Road next to rapidly developing Avalon community. Ideal for commercial uses, new retail plaza or medium density residential development. \$1,095,000.</p>	 <p>Highway 7 and the Queensway, Full Interchange Gateway site at the intersection of Highway 7 and the Queensway (Highway 417). New interchange. Access from David Manchester and Hazeldean Road as well as Highway 7. Close to Stittsville, Kanata, Nepean and Ottawa as well as Scotiabank Place. Potential for commercial/industrial/showroom uses. 24 acres for sale for \$390,000.00 (\$16,250 per acre approx.)</p>	 <p>Lake Front Constance Lake Ideal for high end, executive home. Heavily treed lot with access to Constance Lake. Over 300 feet of waterfront. 10 acre lot. \$299,900.</p>	<p>Carling Avenue, Kanata Commercial Site, 15,000 sq. ft. Suitable for commercial, residential, office, storage and more. Close to Local Heroes, Cora's, Barley Mow, Loeb, Royal Bank and other services. Also near Mitel, Alcatel-Lucent, etc. 100 feet frontage on Carling Avenue and 150 feet deep. \$329,900.*</p>	<p>Commercial Land for Sale in Orleans-Cumberland One acre commercial land on Tenth Line Road next to rapidly developing Avalon community. Ideal for commercial uses, new retail plaza or medium density residential development. \$1,095,000.</p>	<p>Old Maple Lane, Dunrobin 3 building lots. Ideal for builder or homeowner. Each treed lot is 100' x 150'. Close to marina, schools and services. Near Barlow Crescent, an area with many custom homes. \$57,900 each. Steve Murray, Salesperson, Partners Advantage GMAC Real Estate, Tel. 613.422.6757.</p>
<p>© Copyright: Dr. Bruce M. Firestone, B. Eng. (Civil), M. Eng.-Sci., PhD. Real Estate Broker and Mortgage Broker Partners Advantage GMAC Real Estate, Brokerage Founder, Ottawa Senators Executive Director, Exploriem.org Editor: Jessica MacMillan Published once per month.</p>	<p>Investment opportunity-6610 Fourth Line Road, North Gower, Ottawa ON Includes one, 3-bedroom home, two, 2-bedroom apartments, one 1,800 sq. ft. ground floor commercial space, one 3-4 vehicle garage (partly heated), one 1,200 sq. ft. shed and a large surface parking lot. Strong potential. \$525,000.00 (Decent Cap Rate)</p>	 <p>Cosmic Storage, 4021 Barnsdale Road, Ottawa ON Storage space available. Short term or long term. Close to Manotick and Highway 416. Owner lives on site. 5' x 10' for \$75. 10' x 10' for \$140. 10' x 20' for \$200 and 10' x 40' for \$390. Get a FREE organic garden plot with every lease, exactly matching your storage area! www.CosmicStorage.com</p>	<p>Lot 62, Stonewater Drive, Carleton Place New home for sale. Beautiful open concept, 3-bedroom, 2-bath bungalow. Riverside location with walking paths. Large 50' by 107' lot. \$399,000# (# Photo shown is for comparable bungalow.)</p>	