



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

Matthew Firestone,
 Real Estate Sales Representative, REALTOR,
 Partners Advantage GMAC Real Estate, Brokerage
 613.422.6757 x 255 (off)
 613.794.5560 (cell)
 613.422.2877 (fax)

Dr. Bruce M. Firestone, B. Eng. (Civil), M. Sc.
 Real Estate Broker and
 Mortgage Broker
 Partners Advantage GMAC
 Real Estate, Brokerage
 Founder, Ottawa Senators
 Executive Director,
 Explorim.org



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KENNEDY MEADOWS
 See pg. 2 for details

EQ Journal.org

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MINI OFFICES
 see page 3 for details.

Should Ottawa Allow Chickens in Residential Areas?

To find out the answer to that question, I asked someone who has experience in the matter—my son, Andrew, who lives in Canberra (Australia).

I asked him how his neighbours reacted to his hen house in their quiet suburban neighbourhood. Were they opposed? Here's his answer:

"Quite the opposite the neighbours delighted in it. One neighbour would trade me cucumbers/etc. for eggs and the other would bring their daughter over to play with them because she loved animals and they didn't have any. I had 3-4 hens at any given moment and they make terrific pets as well as productive members of our household.

Here's how it worked for us:

1. Feed the chooks scraps and a bit of feed,
2. Eat their eggs,
3. Trade surplus eggs to neighbours for stuff they grow,
4. Put chook plop on the veggie patch,
5. Eat the veggies or trade them to still other neighbours,
6. Feed the chooks scraps...

= virtuous cycle.

Andrew Firestone, Department of Finance & Deregulation, Government of Australia, Canberra, Australia, June 2010."

Prof Bruce

ps. since we are on the subject of chickens, here is a joke from Ving Rhames:



'Why did the chicken kill itself? To get to the other side.

Taken from the EQ Journal Blog, posted on Thursday 10 June 2010, authored by Dr. Bruce M. Firestone. www.EQJournalBlog.com



Industrial bay for lease. 1,400 sq. ft. on ground floor, 1,000 sq. ft. on second level. Two carpeted offices plus carpeted open workstation area. Security system in place including feed for video cameras. Completely wired for Internet and phone systems. 2 W/Cs (one up, one down). Air conditioned. Natural Gas.

Second floor which has been reinforced for heavy load. 3-year lease term available immediately. \$8.25 per sq. ft. per annum, triple net.

 <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 door 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>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 Estate Homes 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>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>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>© 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, Explorim.org</p> <p>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>MINI-OFFICE AVAILABLE IN LINCOLN HEIGHTS 10x10 Mini-Office Available for Rent \$550 + HST Utilities Included! Includes Reception, Internet, Access to Fax/Printers AND MORE.</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>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>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>4021 Carling Avenue Commercial land available with ancillary residential use. \$349,500 Pick up this location close to Local Heroes, Lonestar, and Cora's. Non-conforming residential plus commercial or industrial.</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>

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.)

