

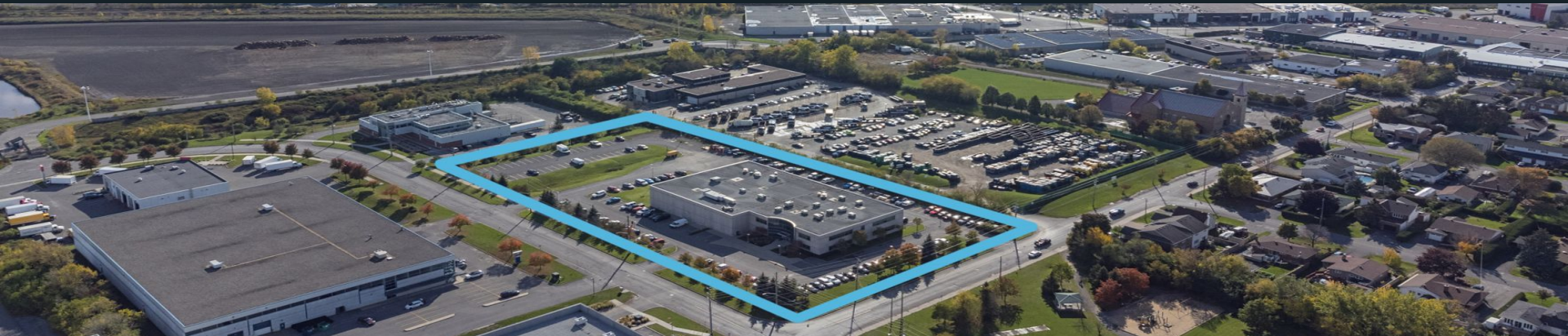
1100 ALGOMA ROAD

OTTAWA | ONTARIO

CLASS A FLEX INDUSTRIAL INVESTMENT OPPORTUNITY



KOBLE
Commercial Real Estate & Brokerage



OFFERING OVERVIEW

Crestpoint Real Estate (Algoma) Inc. (the “Vendor”) has retained Koble Commercial Real Estate and Brokerage (“Brokerage”) to offer 1100 Algoma Road, Ottawa, Ontario (the “Property”) for sale. The Property is a 46,440 square foot industrial building that is currently 100% occupied by Medical Pharmacies Group Limited.

1100 Algoma Road is a single tenant Class A flex industrial building that sits on 3.558 acres, providing a low lot coverage ratio of just 16%. The property represents an opportunity to purchase a relatively new industrial building in one of Ottawa's largest and most well located industrial parks. With exceptional access to Highway 417 via two interchanges within a 3 minute drive of the property, or by public transit with a light rail transit (LRT) station just a 900 meter walk from the property. The Tenant at the Property benefits from an abundant amount of parking with approximately 182 parking stalls available, a 4:1,000 square foot parking ratio, well above the market standard.

Property Details

Address	1100 Algoma Road, Ottawa, ON
Site Area	3.558 acres
Year Built	2007
Net Rentable Area	46,440 sf.
Tenant	Medical Pharmacies Group Limited
Remaining Term	6.8 Years
Occupancy	100%
Parking	182 stalls
Ownership	Crestpoint Real Estate (Algoma) Inc.



INVESTMENT HIGHLIGHTS

Single Tenant, Newer Construction, Strong Covenant

1100 Algoma Road is a best in class, Class A flex industrial building spanning two-floors, offering 46,440 square feet of industrial, showroom, lab and office space, currently occupied entirely by Medical Pharmacies Group Limited. Built in 2007, 1100 Algoma Road spans over a 3.558 acre site with 16% site coverage, offering a low site coverage ratio with potential for future expansion. With dwindling land for development in close proximity to major populations, ever increasing construction costs, and historically low vacancy rates, investors are poised to take advantage of Ottawa's long history of continuous rental growth well into the future.

This Property features:

- 100% leased to a strong covenant tenant in a pandemic proof / stable healthcare industry;
- 6.8 years of remaining lease term;
- 2007 construction with minimal capital improvements for the foreseeable future;
- Proximity to major arterial roads, Highway 417, and Cyrville LRT station.



INVESTMENT HIGHLIGHTS

Strategically Located Flex Industrial Investment Opportunity

The City of Ottawa is strategically located between two of Canada's largest cities, Montreal (2 hour drive time), and Toronto (4 hour drive time). Excellent access is provided from two 400 series highways, one from the east and one from the south, in addition to the trans canada highway servicing the city from the west.

Within a 1 k.m drive of the Property are two interchanges to access Ottawa's major thoroughfare, Highway 417. From here commuters and truck freight can easily access the far west and east end regions of Ottawa, and make their way to Montreal. Connections to other highways including Highway 416 or Highway 7 connecting Ottawa to Canada's busiest highway, Highway 401 that provides the ability to cross into the U.S. at various points.



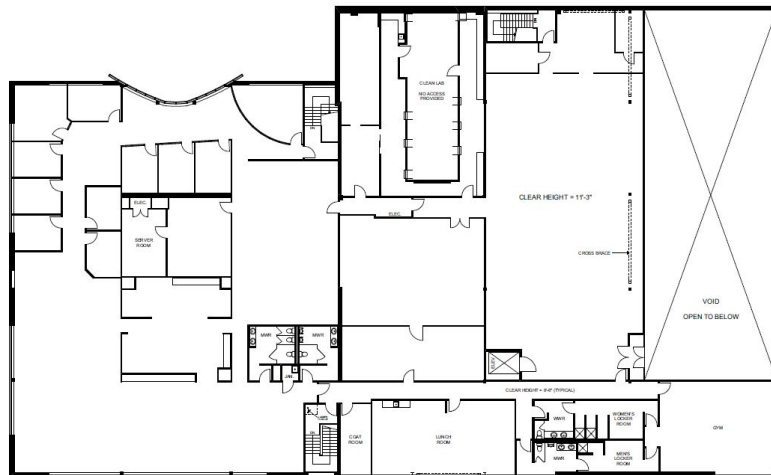
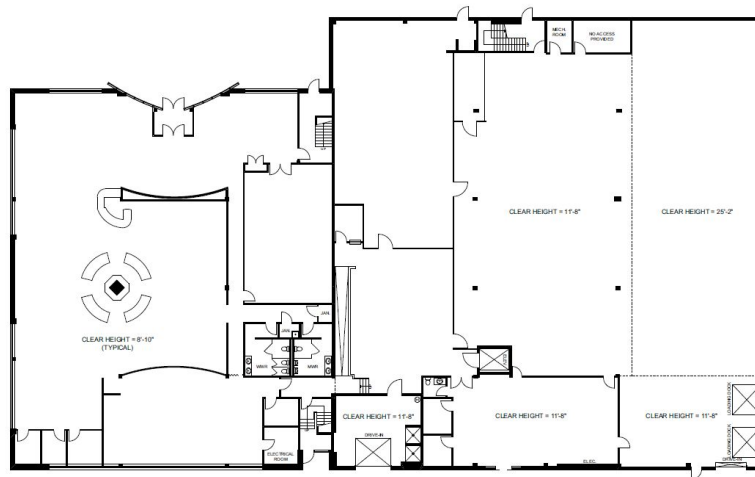
THE TENANT



A Medical Pharmacies Group Limited Company

Medical Pharmacies Group Limited operates about 25 pharmacies in medical buildings throughout Ontario. It is the province's leading provider of pharmacy services to long term care facilities, including nursing and retirement homes. Under its banner, the company operates as Lovell Drugs and **Ontario Medical Supply** which do not include the usual sundries, just prescriptions and medical supplies; customers are therefore clinic-oriented.

The company was the first in Canada to utilize an automated prescription refilling system. Erast Huculak, a pharmacist and the company's president, founded Medical Pharmacies Group Limited in 1957. This location serves as a main office, distribution hub and also a 5,000 square foot showroom for high profile clients including: Home and Community Care Support Services (Formerly LHIN / CCAC), municipal, provincial and federal government agencies, and long term care/assisted living homes. This asset is occupied by **Ontario Medical Supply (OMS)** which is a subsidiary of Medical Pharmacies Group Limited.



OFFERING PROCESS

Unpriced Bid

A date for submissions will be communicated through the Brokerage, at which time interested parties will be invited to submit the Vendor's form of Letter of Intent ("LOI") which shall be addressed to the Vendor, care of:

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