

FOR LEASE: WESTBORO PRIME RETAIL

118 Holland Avenue, Ottawa, ON

BRENTCOM
REALTY CORPORATION, BROKERAGE
COMMERCIAL SALES • COMMERCIAL LEASING • CONSULTING

DESCRIPTION:

- ✓ Prime retail opportunities located in the centre of Westboro Village, steps away from the Irving Greenberg Theatre Centre at the corner of Holland Avenue and Wellington Street West. Busy area with substantial pedestrian and vehicular traffic. 10 minute walk to LRT station Tunney's Pasture. 5 minute drive to Highway 417 going east and west. Wellington West is located minutes from downtown Ottawa by foot, bike, bus or car.
- ✓ Street parking available. On-site parking available \$180.00 per month.
- ✓ Neighbouring retailers include Second Cup, Bank of Montreal, TD Canada Trust, Royal Oak Pub, GCTC, Bridgehead, Thyme & Again, Home Hardware, Cake Shop, Ottawa Bagel Shop & Deli, Terra 20.

RETAIL SPACE AVAILABLE:

- ✓ Approximately 1,003 square feet available February 1, 2021.

NET RENTAL RATE:

- ✓ \$35.00 per square foot net per annum.

OPERATING COSTS:

- ✓ \$13.90 per square foot (estimate) includes (includes Taxes, CAM and Water). Gas, Hydro paid direct by Tenant.

ACCESS AND SIGNAGE:

- ✓ Street front access. Excellent storefront signage.



For more information please contact:

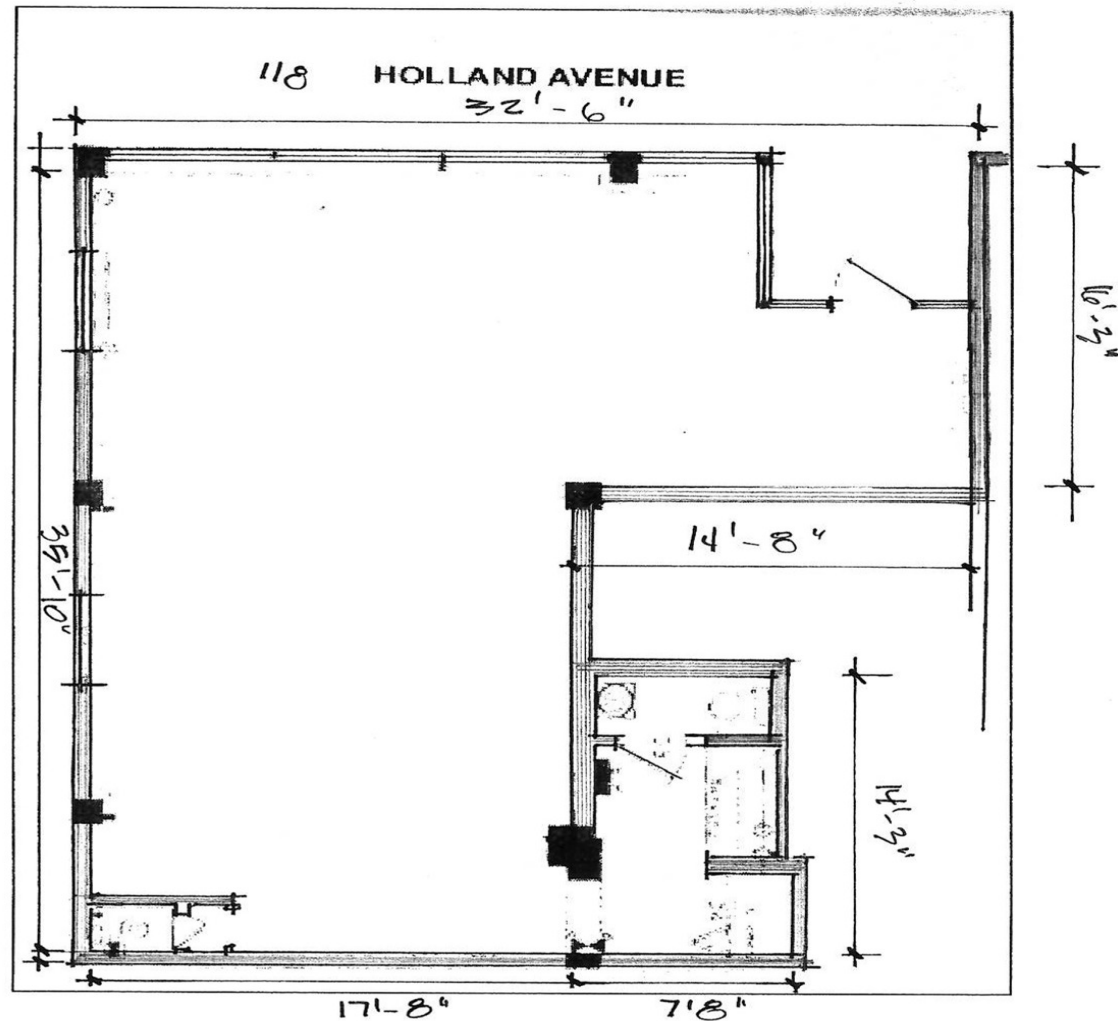
BRENT TAYLOR, Broker of Record / President
BRENTCOM REALTY CORPORATION, BROKERAGE
Tel: (613) 726-7323
Fax: (613) 721-8849
Email: brent@brentcomrealty.com
www.brentcomrealty.com

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**FLOOR
PLAN
1,003 S.F.**



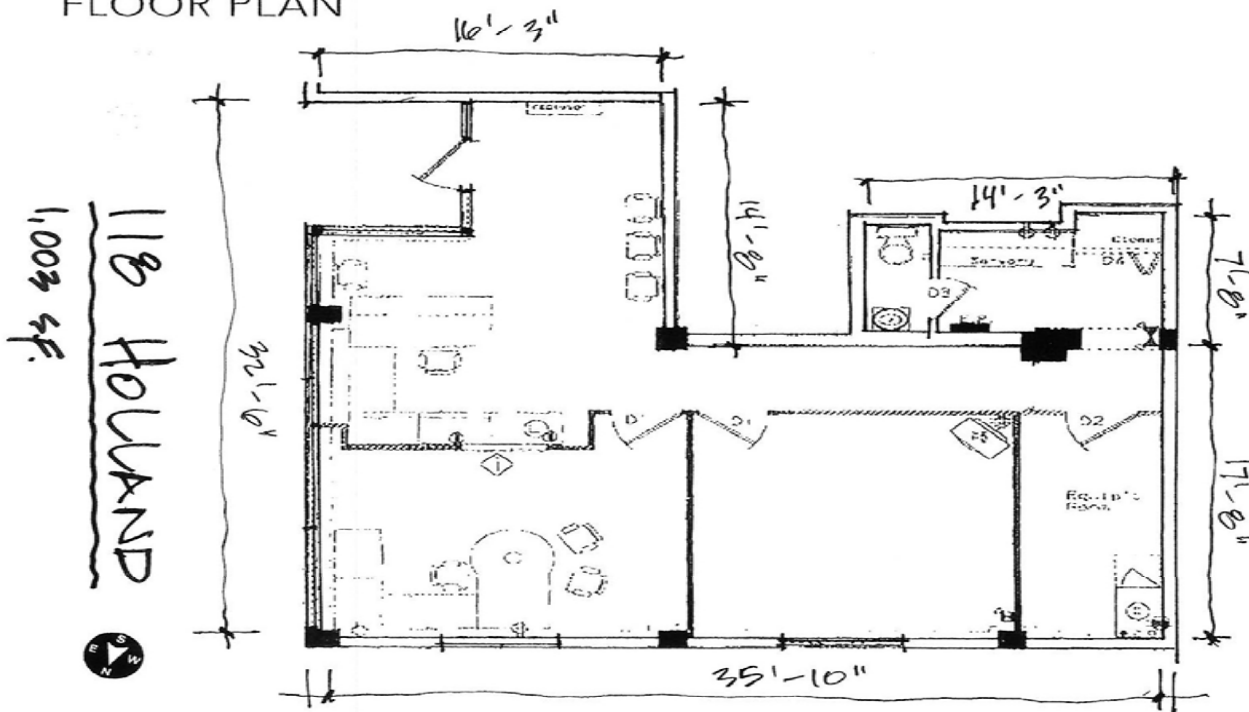
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FLOOR PLAN

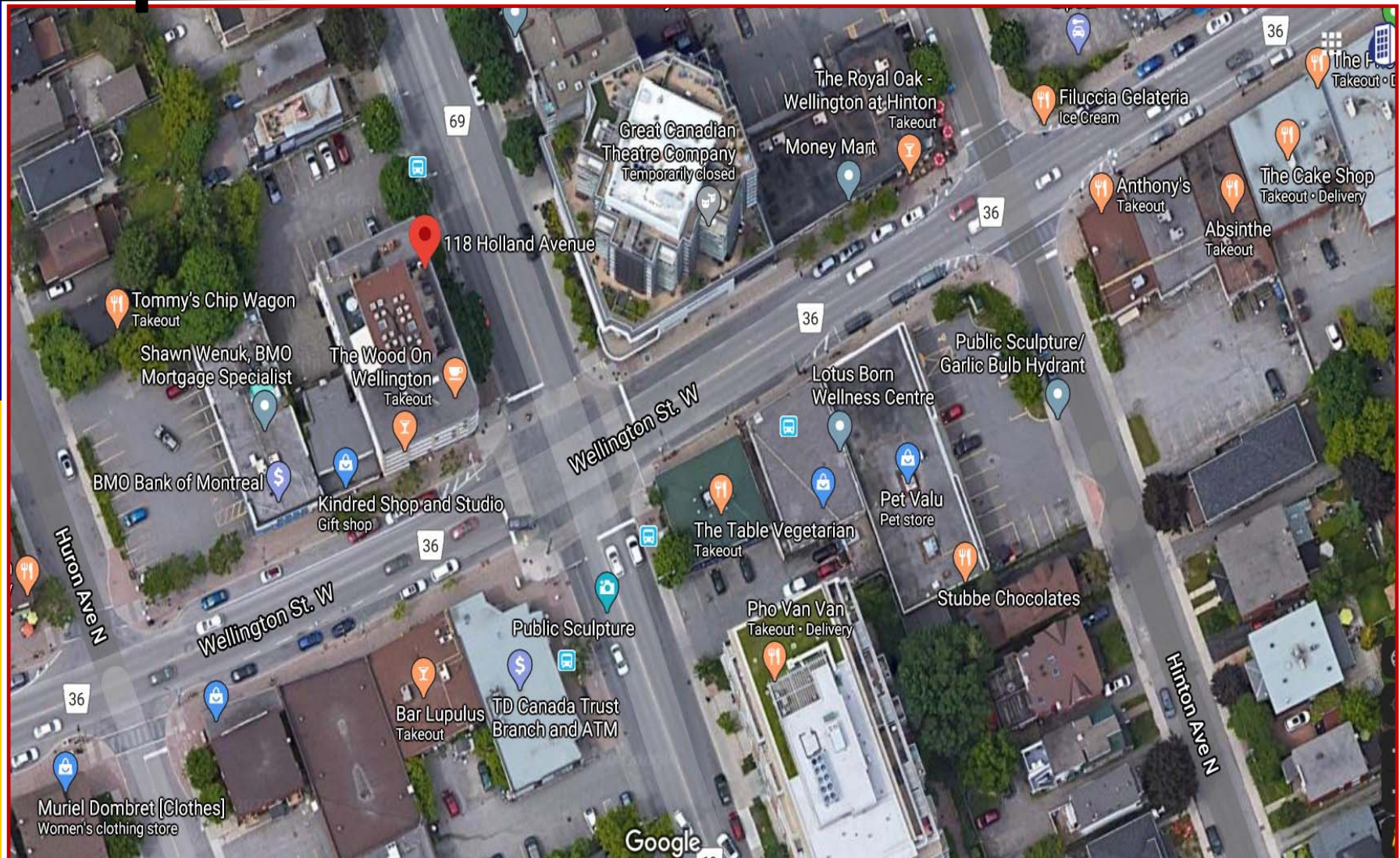


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