

# FOR LEASE: WESTBORO PRIME RETAIL

## 1237 Wellington St. W., Ottawa, ON

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

### DESCRIPTION:

- ✓ Former barber shop. Prime retail opportunity located in the centre of Westboro Village, steps away from the Great Canadian Theatre Company. Wellington West is easily found minutes from downtown Ottawa by foot, bike, bus or car, serviced by two major OC Transpo transit stations – Bayview and Tunney's Pasture. Busy area with substantial pedestrian and vehicular traffic.
- ✓ Street parking available. On-site parking available at cost 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, Pizza Pizza.

### RETAIL SPACE AVAILABLE:

- ✓ Approximately 846 square feet available.

### NET RENTAL RATE:

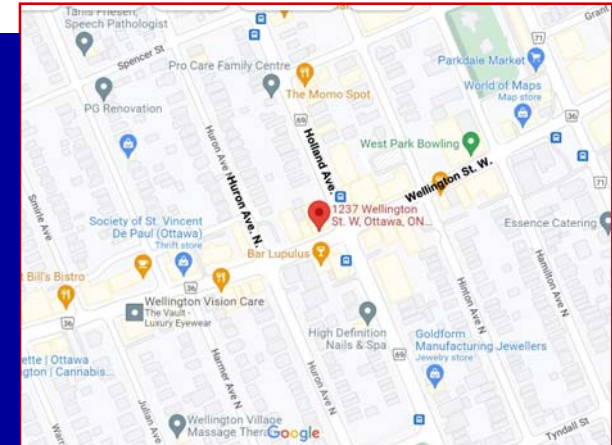
- ✓ \$45.00 per square foot net per annum.

### OPERATING COSTS:

- ✓ \$18.00 per square foot (estimate).
- ✓ Water, Gas and Hydro separately metered are to be paid direct by tenant and not included in Operating Costs. Parking is optional at current rate of \$180.00 per month.

### ACCESS AND SIGNAGE:

- ✓ Street front access.
- ✓ Excellent storefront signage and exposure on Wellington Street West.



*For more information please contact:*

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## **FLOOR PLAN**

### **846 S.F.**



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