

# FOR LEASE: WESTBORO PRIME RETAIL

## 1239 Wellington St. W., Ottawa, ON



### DESCRIPTION:

- ✓ Prime retail opportunities 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 O-Train Stations. Busy area with substantial pedestrian and vehicular traffic.
- ✓ 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:** Available October 1, 2024

- ✓ Approximately 713 square feet available.

### NET RENTAL RATE:

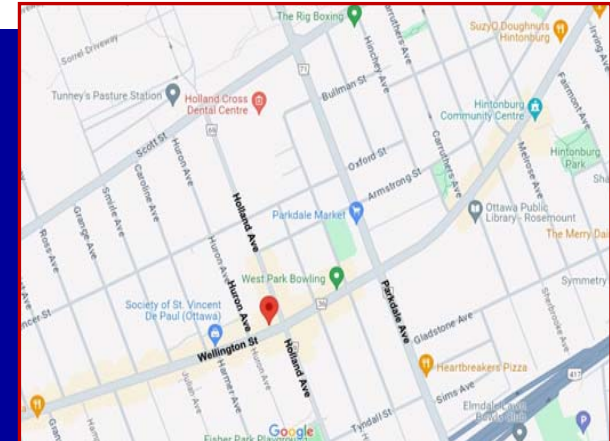
- ✓ \$39.00 per square foot net per annum.

### OPERATING COSTS:

- ✓ \$18.40 per square foot (estimate).
- ✓ Water included in Operating Costs. Hydro separately metered paid by tenant. Gas furnace supplies heat to both 1239 Wellington (52.2%) and the adjacent commercial Tenant, currently Kindred, at 1243 Wellington (47.8%). Tenant agrees to reimburse the landlord for their respective share of the gas costs, and the cost of any repair and maintenance on the furnace, on a pro rata basis, in February of each year. This cost is not part of the Operating Costs.

### ACCESS, SIGNAGE AND PARKING:

- ✓ Excellent storefront signage and exposure on Wellington Street West.
- ✓ Street front access. On-site surface parking available @ \$180.00 per month in the rear lot. Street parking available.



*For more information please contact:*

**BRENT TAYLOR**, Broker of Record / President  
**BRENTCOM REALTY CORPORATION, BROKERAGE**  
Tel: (613) 726-7323  
Email: [brent@brentcomrealty.com](mailto:brent@brentcomrealty.com)  
[www.brentcomrealty.com](http://www.brentcomrealty.com)

The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to age, square footage, income, expenses, data and other information contained herein are approximate and subject to change. Prospective purchasers or tenants shall not construe the information as legal or tax advice. Buyers or tenants should conduct their own independent investigations and rely only on those results. All properties subject to change or withdrawal without notice. E. & O. E.

**FOR LEASE: WESTBORO PRIME RETAIL**  
**1239 Wellington St. W., Ottawa, ON**

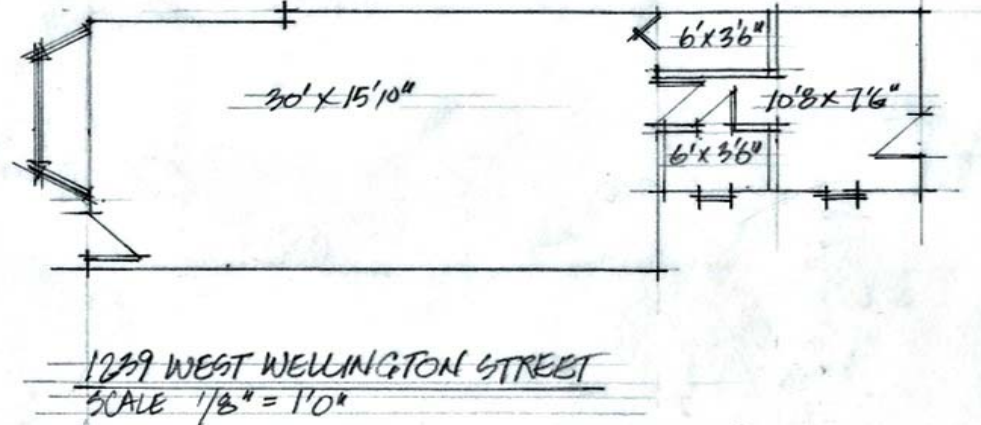


The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to age, square footage, income, expenses, data and other information contained herein are approximate and subject to change. Prospective purchasers or tenants shall not construe the information as legal or tax advice. Buyers or tenants should conduct their own independent investigations and rely only on those results. All properties subject to change or withdrawal without notice. E. & O. E.

**FOR LEASE: WESTBORO PRIME RETAIL**  
**1239 Wellington St. W., Ottawa, ON**



WEST WELLINGTON ST.



The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to age, square footage, income, expenses, data and other information contained herein are approximate and subject to change. Prospective purchasers or tenants shall not construe the information as legal or tax advice. Buyers or tenants should conduct their own independent investigations and rely only on those results. All properties subject to change or withdrawal without notice. E. & O. E.



# FOR LEASE: WESTBORO PRIME RETAIL

## 1239 Wellington St. W., Ottawa, ON

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



The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to age, square footage, income, expenses, data and other information contained herein are approximate and subject to change. Prospective purchasers or tenants shall not construe the information as legal or tax advice. Buyers or tenants should conduct their own independent investigations and rely only on those results. All properties subject to change or withdrawal without notice. E. & O. E.