

# FOR LEASE: WESTBORO PRIME RETAIL

## 1239 Wellington St. W., 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 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:

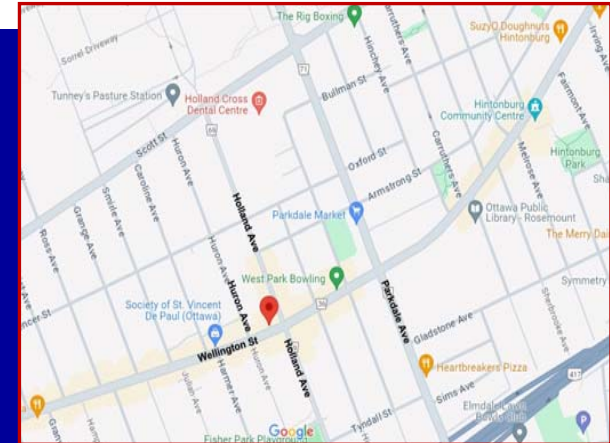
- ✓ \$39.00 per square foot net per annum.

### OPERATING COSTS:

- ✓ \$17.40 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  
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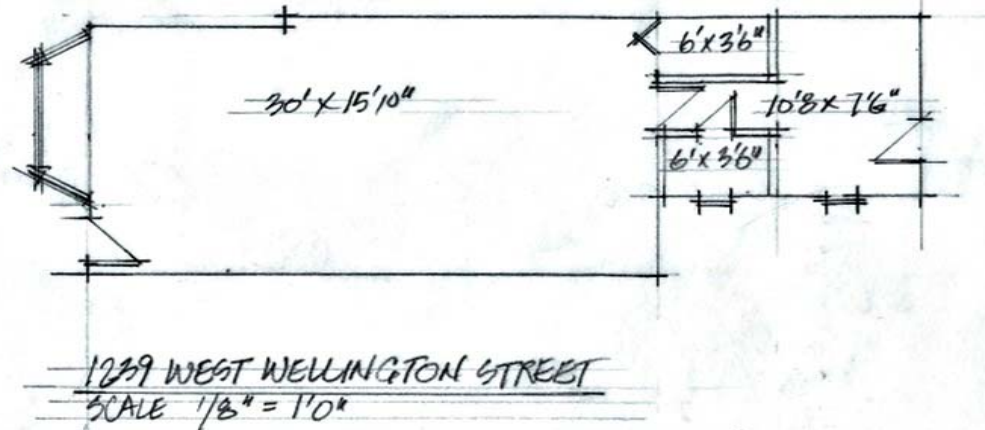


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WEST WELLINGTON ST.



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