

# FOR LEASE: NEW PAD WITH DRIVE-THRU

## 1375 Clyde Avenue, Ottawa, ON



### Newly Renovated Retail Site

- ✓ Join new Dymon Storage and Motor Sport World in well-positioned retail redevelopment located along the major arterial main street of Clyde Avenue/ Merivale Road just south of the Baseline Road and Clyde Avenue intersection, in the heart of the Merivale Road shopping district. Neighbouring retailers include Frisby Tire, Petro-Canada, Loblaws, Bulk Barn, Food Basics, Tim Horton's, Midas, CIBC, Starbucks, RBC, BMO, Walmart.
- ✓ This high profile, heavy traffic west-end location has excellent exposure, is well serviced by public transportation. Excellent access to all parts of the City. Five minutes to the Queensway (Highway 417) via Maitland Avenue.
- ✓ Ideal location for retail uses, mid-box retail, furniture, restaurant, medical office.

### SPACE AVAILABLE:

- ✓ Build-to-suit retail pad up with drive-thru up to 5,000 S.F.

### NET RENTAL RATE:

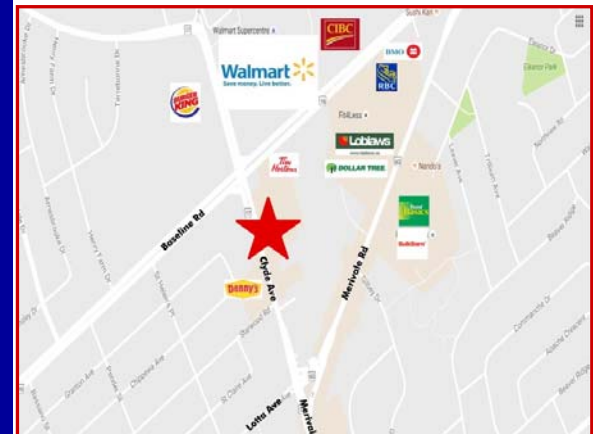
- ✓ Pad Space: *Market Rates* p.s.f. net.

### OPERATING COSTS:

- ✓ Pad Space: \$12.00 p.s.f (estimate).

### HIGHLIGHTS:

- ✓ Storefront and potential Pylon signage.
- ✓ Excellent visibility, access, egress.
- ✓ Plenty of surface parking.



*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](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: **NEW PAD WITH DRIVE-THRU** 1375 Clyde Avenue, Ottawa, ON



## SITE PLAN



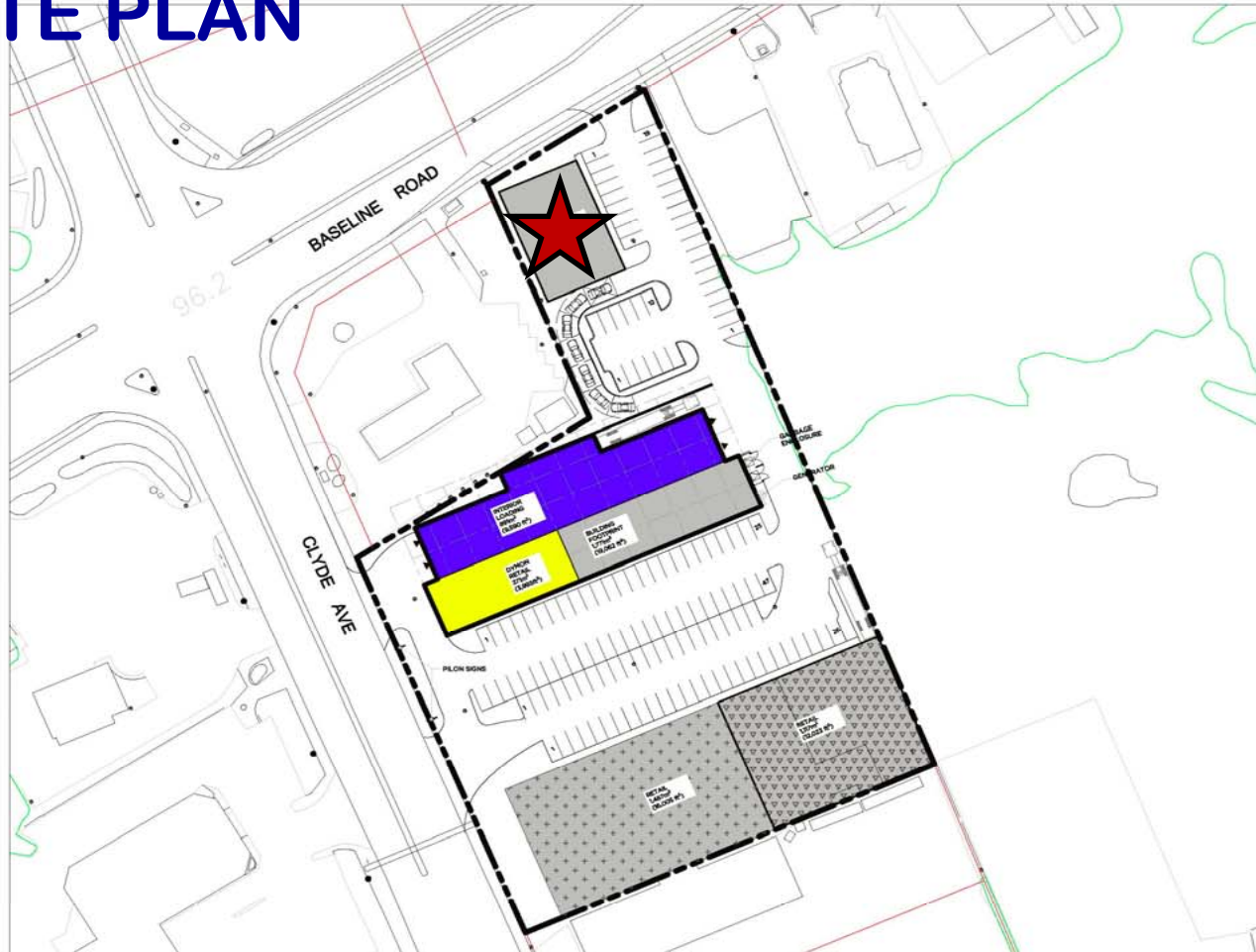
The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to age, square footage, income, expenses, data and other information contained herein are 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: NEW PAD WITH DRIVE-THRU

## 1375 Clyde Avenue, Ottawa, ON



### SITE PLAN



NOTES:  
BASE MAPPING INFORMATION HAS BEEN ACQUIRED FROM A SCREEN SHOT OF THE ONLINE MAP SYSTEM. ALL DIMENSIONS AND AREAS RELATED TO THE BASE MAP SHOULD BE CONSIDERED APPROXIMATE.

#### BUILDING STATISTICS

STAND-ALONE RETAIL	487 m <sup>2</sup> (5,226 sf)
STAND-ALONE RETAIL	1,117 m <sup>2</sup> (12,023 sf)
STAND-ALONE RETAIL	1,487 m <sup>2</sup> (16,095 sf)
<b>BUILDING FOOTPRINT</b>	<b>1,771 m<sup>2</sup> (18,915 sf)</b>
DYMON RETAIL	371 m <sup>2</sup> (3,993 sf)
INTERIOR LOADING	891 m <sup>2</sup> (9,560 sf)
STORAGE	8,473 m <sup>2</sup> (91,202 sf)
<b>TOTAL AREA</b>	<b>9,735 m<sup>2</sup> (104,789 sf)</b>

10	FOR CLIENT REVIEW	10/24/17	MW
9	FOR CLIENT REVIEW	10/23/17	MW
8	FOR CLIENT REVIEW	10/23/18	OV
7	FOR CLIENT REVIEW	11/23/18	OV
6	FOR CLIENT REVIEW	11/19/18	OV
5	FOR CLIENT REVIEW	11/19/18	OV
4	FOR CLIENT REVIEW	11/19/18	OV
3	FOR CLIENT REVIEW	10/21/18	OV
2	FOR CLIENT REVIEW	08/22/18	OV
1	FOR CLIENT REVIEW	08/29/18	OV
REV	REVISION	DATE	BY

**PROJECT**  
**DRIVE-IN SELF STORAGE FACILITY**  
1375 CLYDE, OTTAWA

**DRAWING**  
**PRELIMINARY SITE STUDY**  
**Six Storey Option**

**FOTENN**  
222 MILWAUKEE STREET OTTAWA ON K1P 6G3  
TEL: 613 730 5708 FAX: 613 730 1136  
www.fotenn.com

DESIGNED BY	OV	DRAWING NO.	
DRAWN BY	OV		
DATE	2018.09.09		
SCALE	1:400		

**D1**

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: **NEW PAD WITH DRIVE-THRU** 1375 Clyde Avenue, 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.