

# FOR LEASE: 1677 Bank Street, Ottawa



## FREESTANDING RETAIL (FORMER RESTAURANT)

- ✓ Rare, freestanding restaurant/retail building (former KFC) with parking located at the corner of Bank Street and Portland Avenue, between Heron Road and Alta Vista Drive. This high traffic location services Alta Vista, South Keys, Walkley Road, Riverside Drive, Pleasant Park, Bank Street.
- ✓ Prime corner site on major arterial road. Excellent visibility, access, egress with ample parking. Ideal location for restaurant or retail uses.
- ✓ Close proximity to Canadian Tire, Esso, Tim Hortons, Shoppers Drug Mart, TD Canada Trust, Independent Grocer, Royal Bank, Midas.

### SPACE AVAILABLE:

- ✓ Building approximately 1,490 S.F. One-Storey Building. Year Built 1968.
- ✓ Site Land Area is approximately 8,909 S.F.

### NET RENTAL RATE:

- ✓ \$28.00 per square foot net per annum.

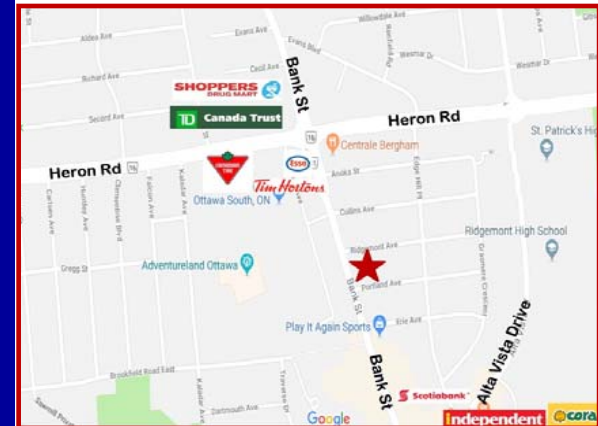
### OPERATING COSTS:

- ✓ 2019 Final Realty Taxes: \$25,541.50 per annum.
- ✓ All other operating costs by Tenant.

### PARKING & SIGNAGE:

- ✓ Approximately 13 parking spaces on-site.
- ✓ Prominent storefront signage and pylon signage available.

**ZONING:** AM1[1913]. Arterial Mainstreet Zone.

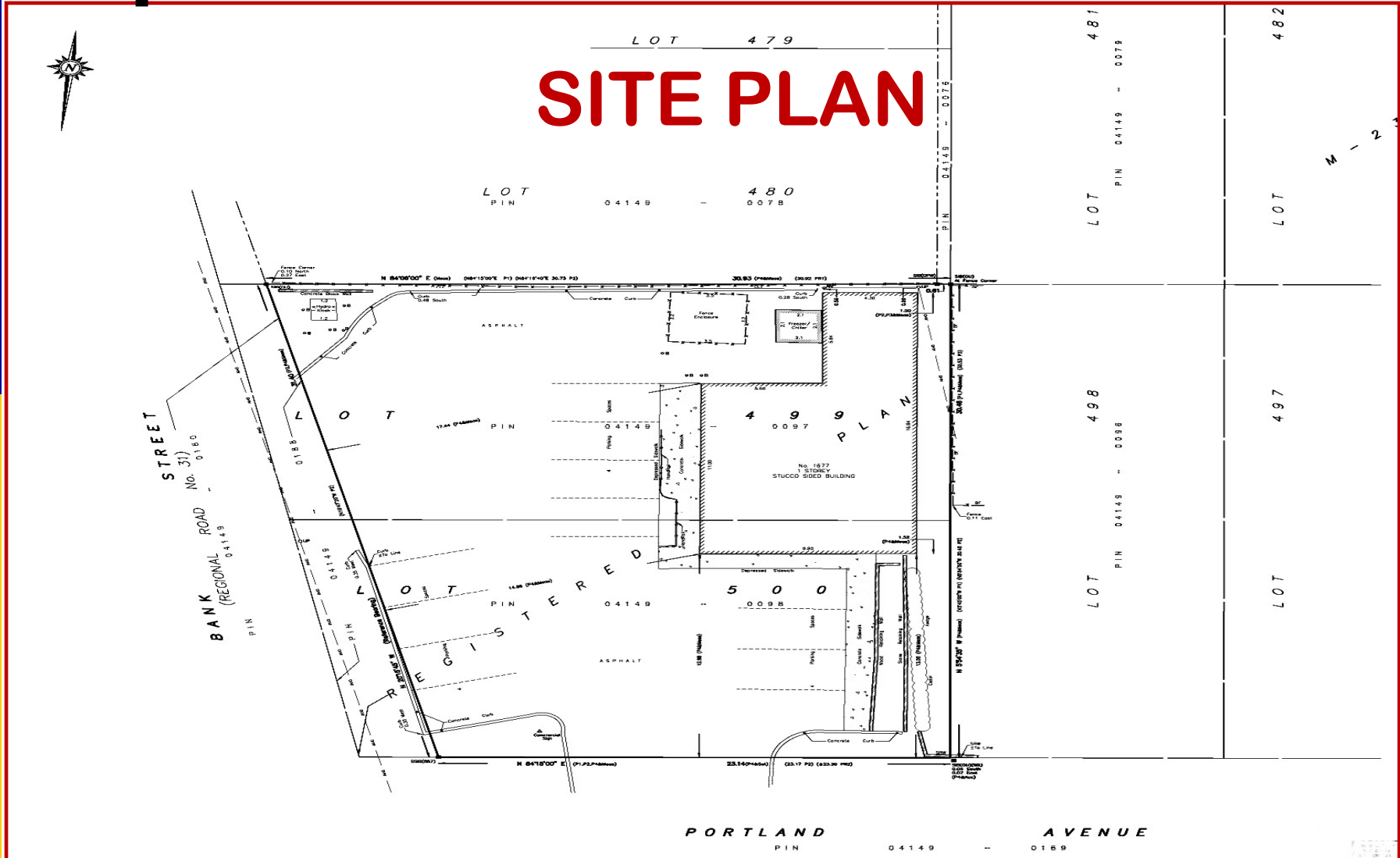


**For more information please contact:**

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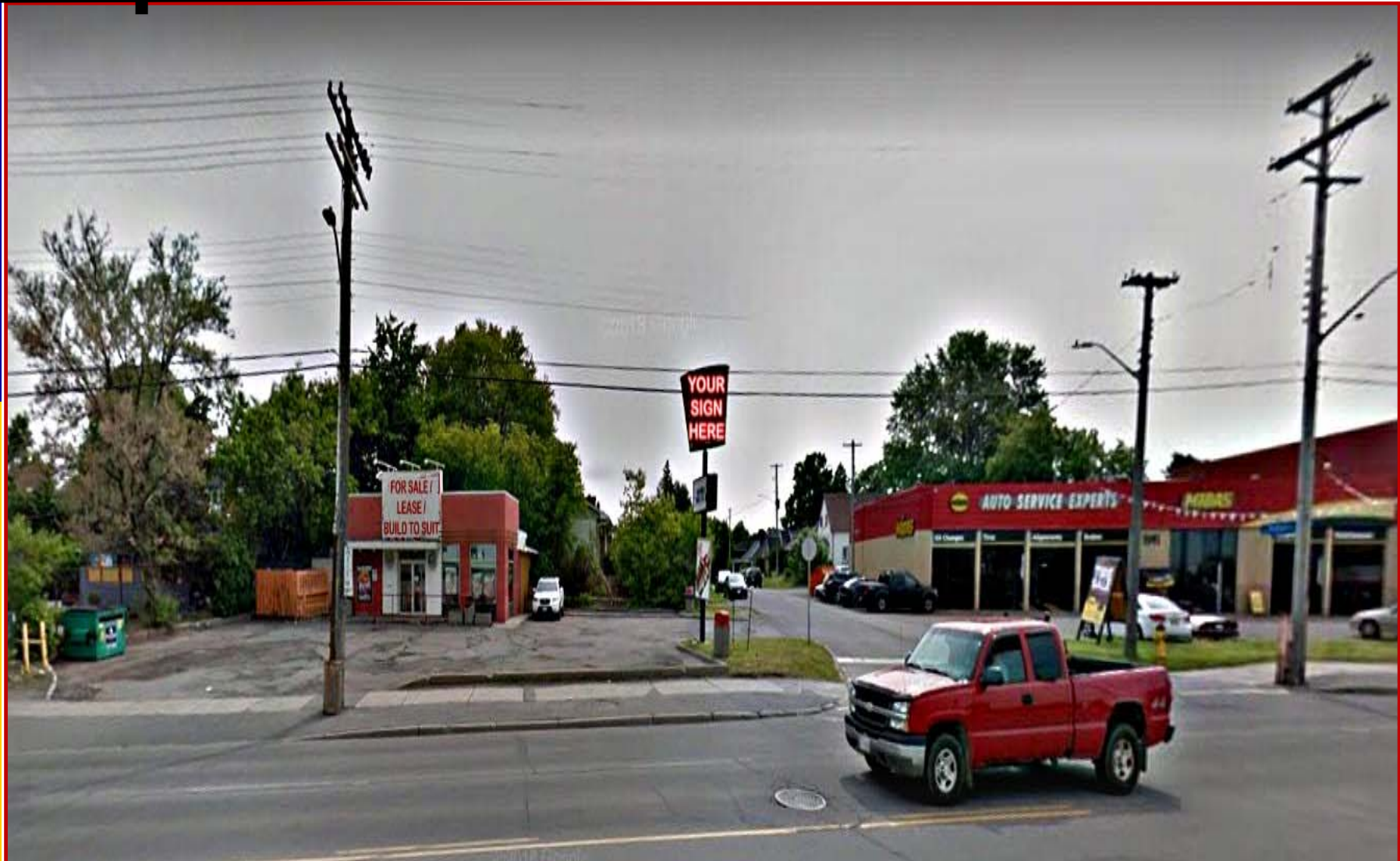
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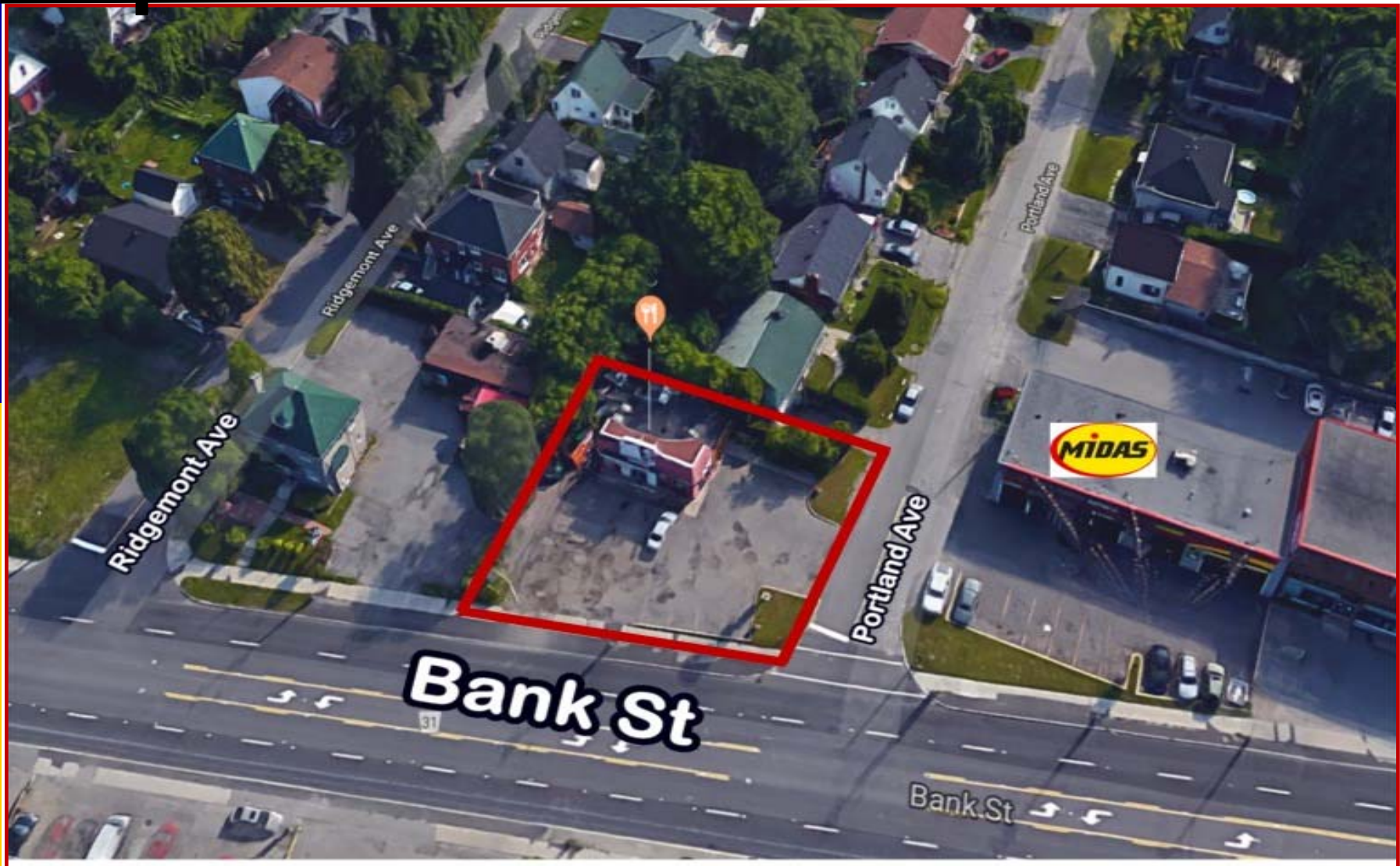


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