

FOR LEASE: New Retail

18 Hawthorne Ave., Ottawa, ON



DESCRIPTION:

- ✓ Retail unit available on the ground level of a new development, a 6-storey mid-rise residential apartment building located on the south side of Hawthorne Avenue between Main Street and Colonel By Drive, in Old Ottawa East. Target possession date is Fall, 2025.
- ✓ The site is surrounded by a mix of residential and commercial, just steps away from the Rideau Canal and close to St. Paul University, Immaculata High School, Ottawa University. Close to the Rideau Centre, Byward Market, Eglin Street, the Glebe, Landsdowne Park.
- ✓ High pedestrian, bike and vehicle traffic. Excellent public transit service route. This arterial road has great access to Highway 417, and is a short walk to the Lees Avenue and Ottawa University O-Train Stations.
- ✓ Excellent location for retail store, restaurant, retail food store, service repair shop, medical uses, physiotherapy, chiropractor, animal care establishment, convenience store, day care and other commercial uses.

SPACE AVAILABLE:

- ✓ 1,247 square feet total available.

NET RENTAL RATE:

- ✓ \$38.00 per square foot per annum net.

OPERATING COSTS:

- ✓ \$18.00 per square foot per annum (estimate).

ZONING:

- ✓ TM12 [2910] S485 - Traditional Main Street, Subzone 12, with Urban Exception 1839.



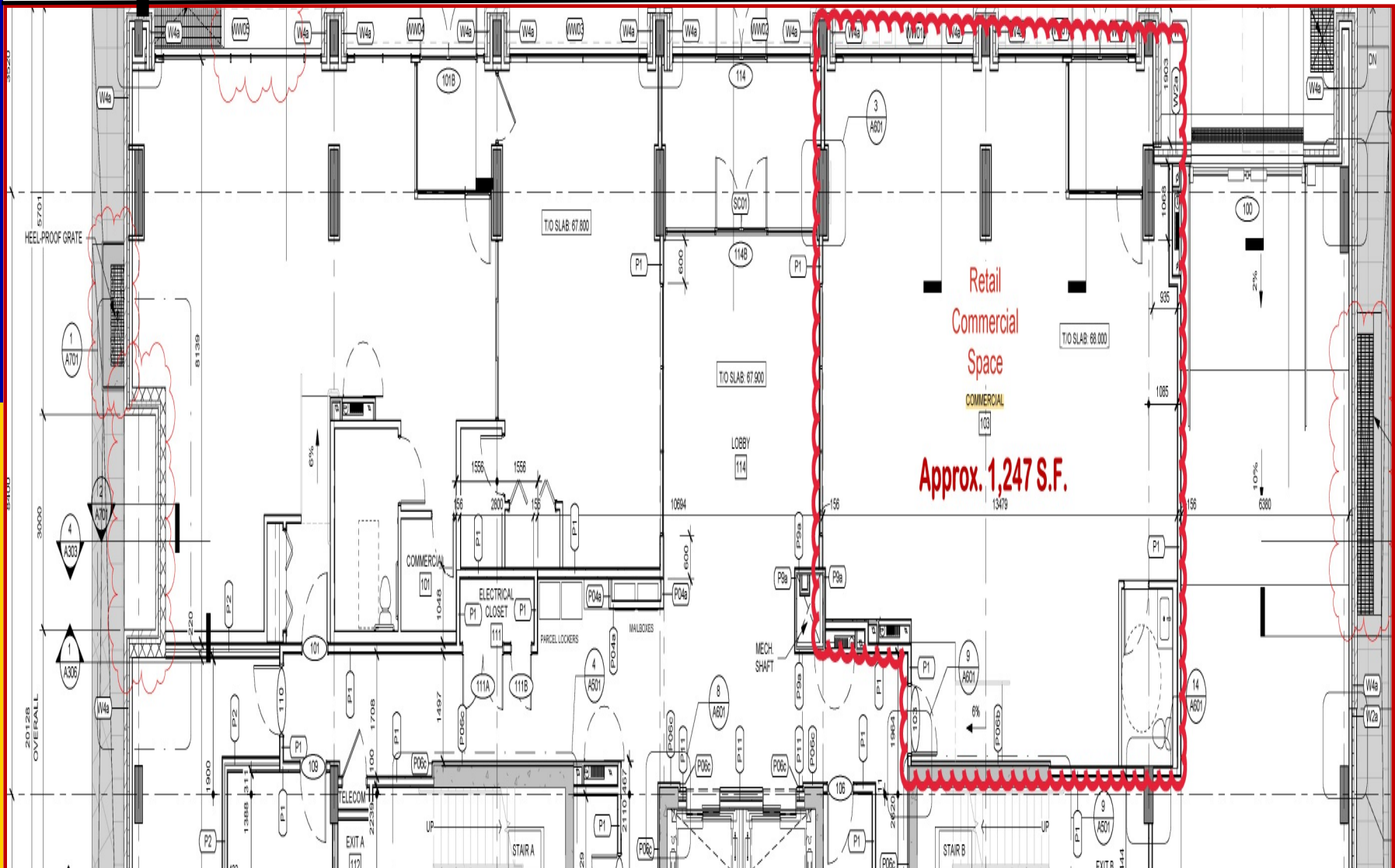
For more information please contact:

BRENT TAYLOR, Broker of Record / President
BRENTCOM REALTY CORPORATION, BROKERAGE
Tel: (613)726-7323
Email: brent@brentcomrealty.com
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 Retail

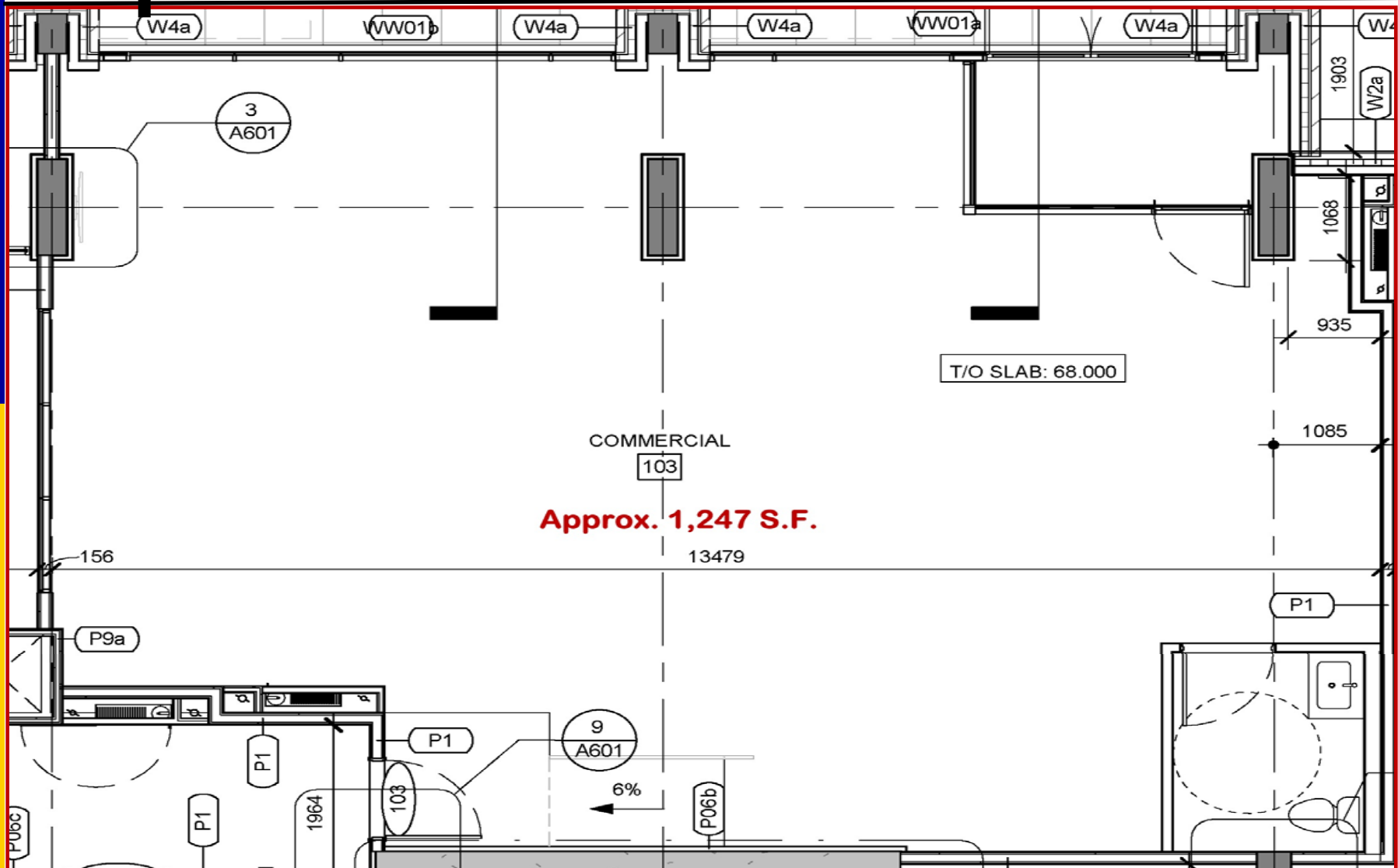
18 Hawthorne Ave., Ottawa, ON



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: New Retail

18 Hawthorne Ave., Ottawa, ON

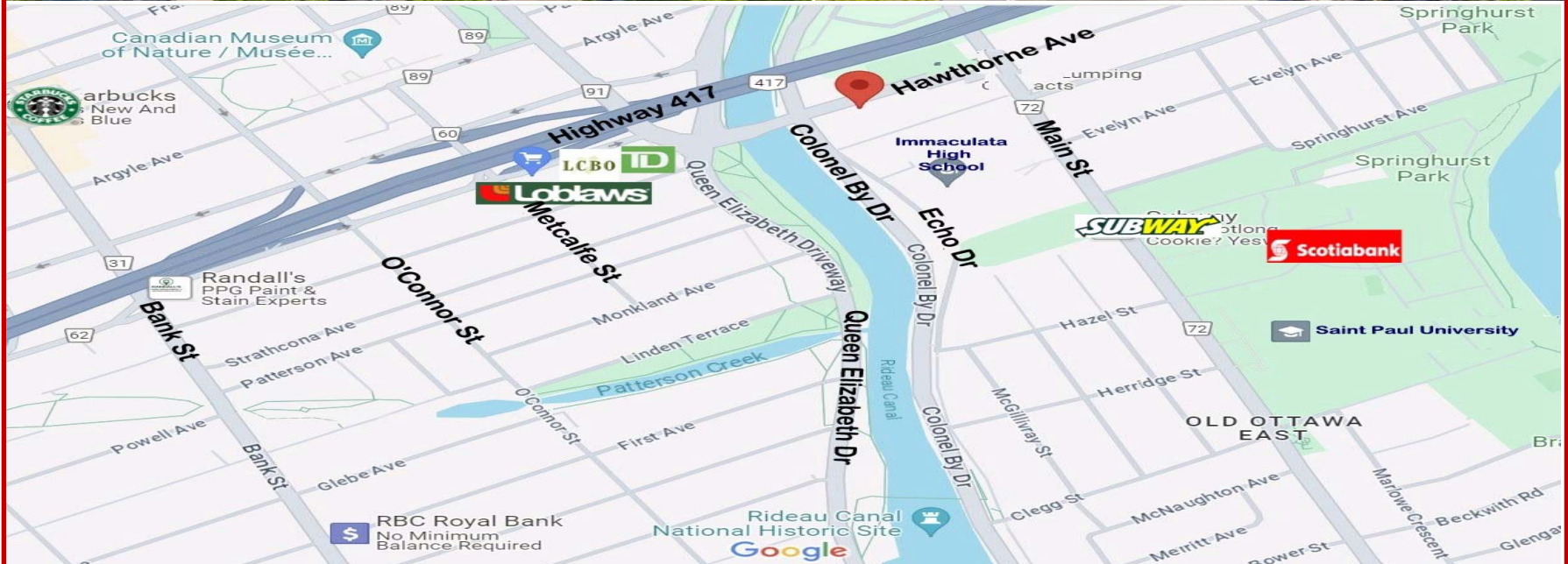


The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to age, square footage, income, expenses, data and other information contained herein are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

18 Hawthorne Ave., 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.