

FOR LEASE: RETAIL/RESTAURANT 2200 Carling Avenue, Ottawa

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

DRIVE-THRU RESTAURANT BUILDING

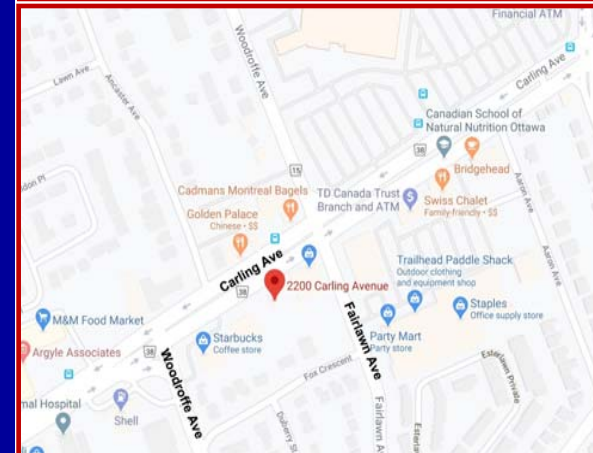
- ✓ Rare, freestanding retail/restaurant building with drive-thru located at the corner of Fairlawn Avenue and Carling Avenue, across from Carlingwood Shopping Centre. Prime location, high density of traffic on major arterial road Carling Avenue, with easy access to the Queensway (HWY 417) via Woodroffe Avenue.
- ✓ Beside Sleep Country, Dental, EasyHome, Starbucks. Close proximity to Fairlawn Plaza (LCBO, Party Mart, Staples, TD Canada Trust, Swiss Chalet, Shoppers Drug Mart, Staples) and Carlingwood Shopping Centre (Canadian Tire, Loblaws, Rexall).
- ✓ Excellent visibility, access, egress. Ideal location for restaurant or retail uses with drive-thru. Exclusive pylon signage and ample parking.

SPACE AVAILABLE:

- ✓ Building approximately 600 S.F. One-Storey Building with Drive-Thru.
- ✓ Existing Electrical: 200 amp 120/240 volt single phase. Gas Available.

GROSS RENTAL RATE:

- ✓ \$5,000 per month gross with annual escalations
- ✓ Operating cost & Realty Tax escalations over 2025 base year.
- ✓ Utilities—hydro, gas, water are separately metered.
- ✓ Garbage by tenant.



For more information please contact:

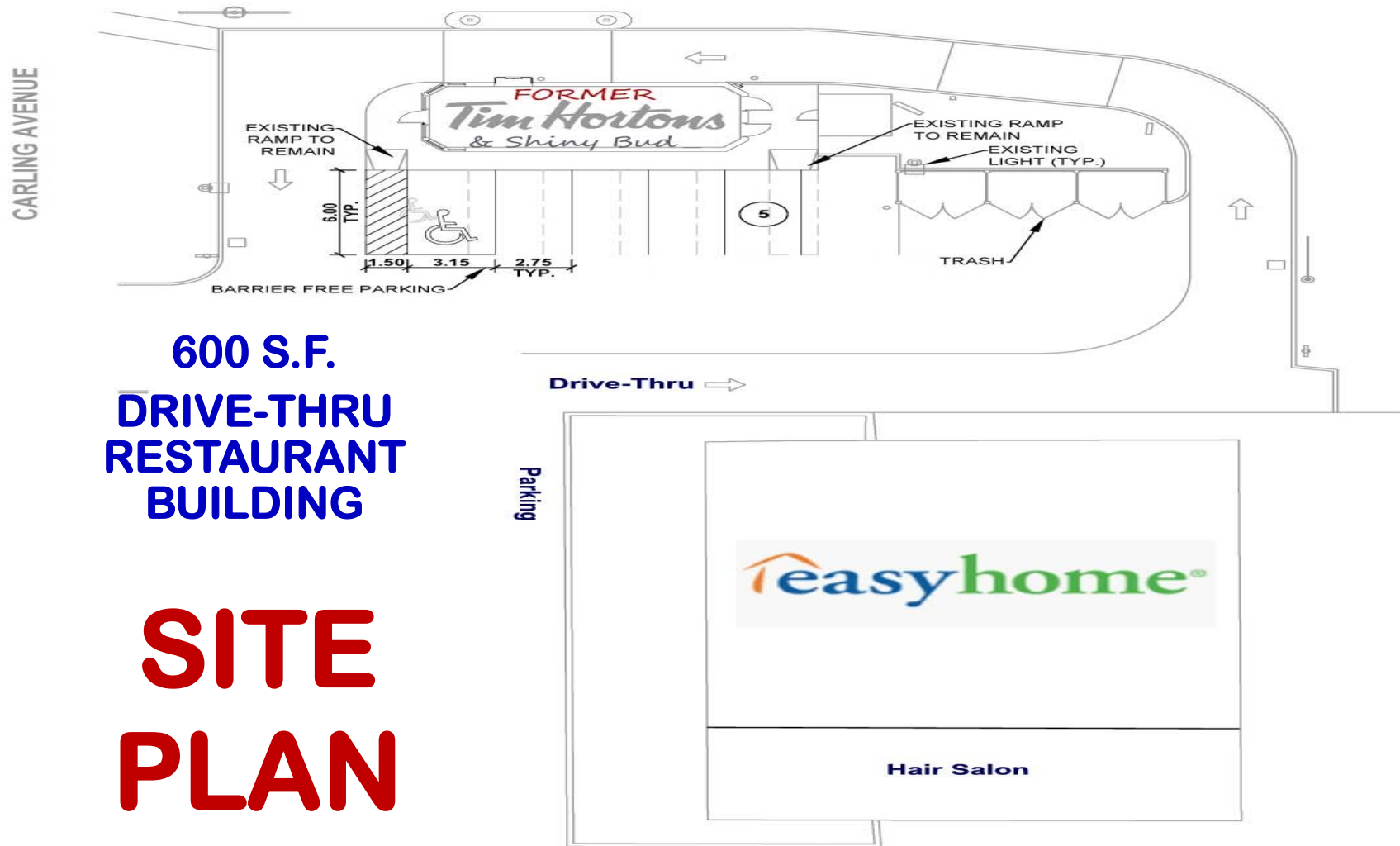
BRENT TAYLOR, Broker of Record / President
BRENTCOM REALTY CORPORATION, BROKERAGE
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www.brentcomrealty.com

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RESTAURANT
BUILDING**

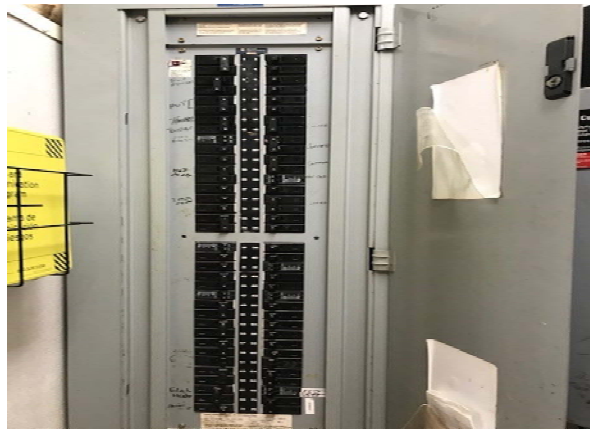
SITE PLAN

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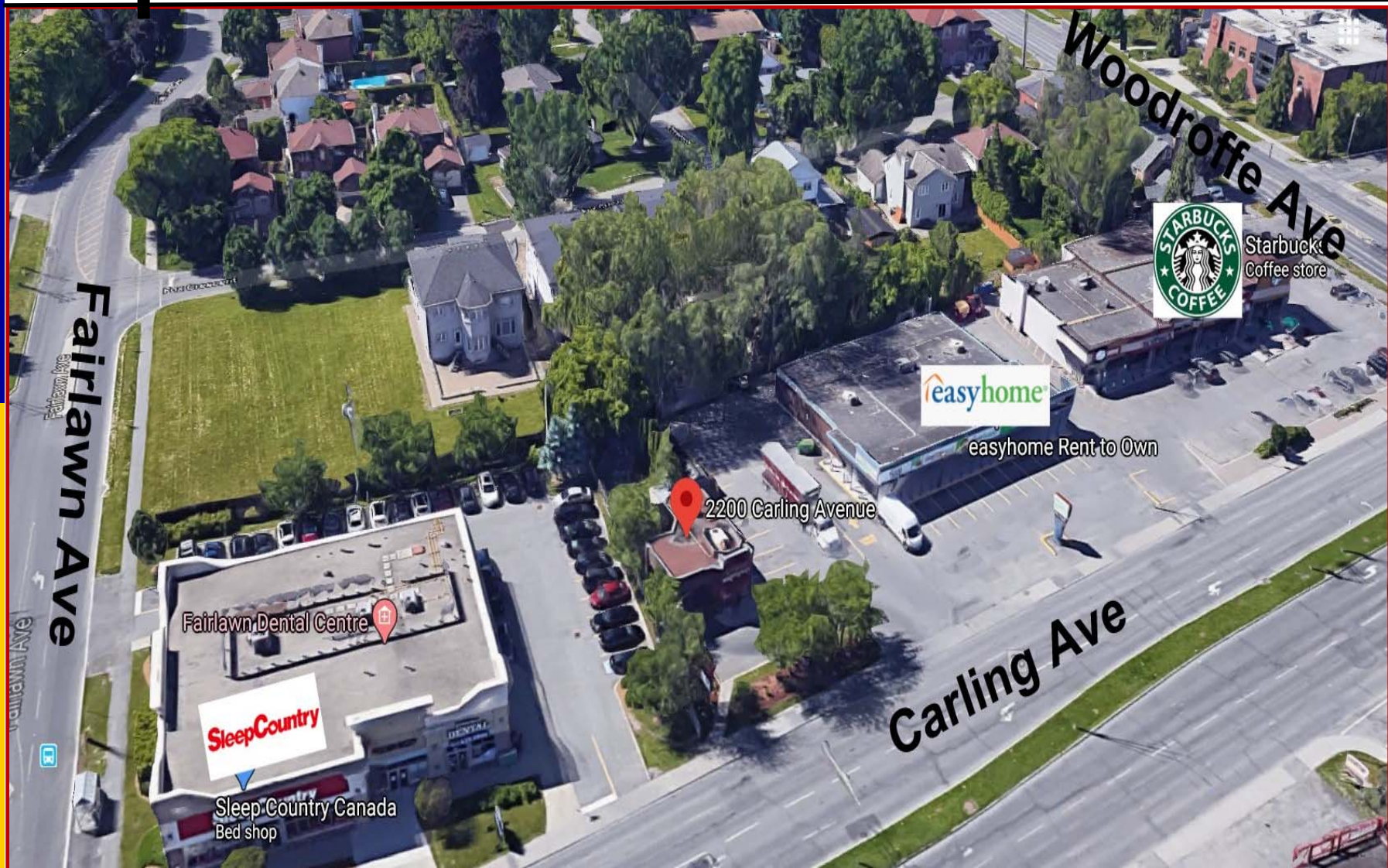
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