

# FOR LEASE - PRIME RETAIL

## 2200 Montreal Road, Ottawa, ON



### DESCRIPTION:

✓ Well established plaza located on Montreal Road at Shefford Road, in the heart of Beacon Hill. Plaza is at entrance to major Canotek industrial park. High traffic, established and captive residential audience. Close to Hwy 417, and conveniently located on bus routes and close to LRT Montreal Station opening Spring 2025. Join Money Mart, Dairy Queen, Subway, Little Caesars, Dental, Chiropractor, Shawarma, Martial Arts. Close to Royal Bank, McDonald's. Ideal for medical services, optical, financial services, retail community store and general office.

### SPACE AVAILABLE:

✓ UNIT C1: 2,183 square feet rentable.

### NET RENTAL RATE:

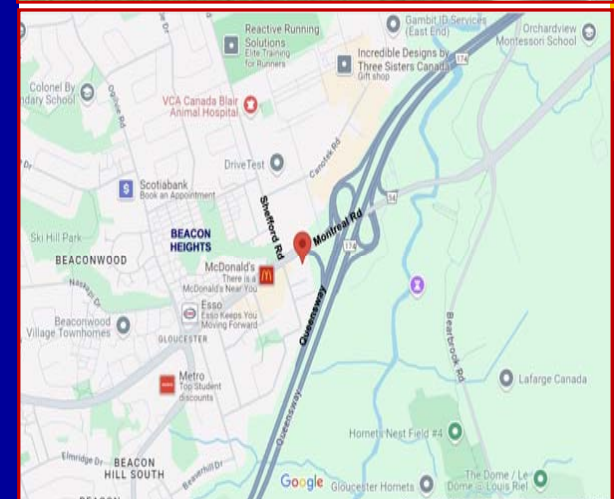
✓ \$25.00 per square foot net per annum.

### OPERATING COSTS:

✓ \$16.85 p.s.f. per annum (estimate) plus Water \$0.68 p.s.f. per annum. Gas and Hydro separately metered. Electrical Capacity is 60 amp. HVAC is 8 years old, 3-ton capacity. Maintenance by Tenant and Landlord does quarterly inspection and filter changes.

### SIGNAGE \* PARKING \* ACCESS:

- ✓ Storefront signage. Potential pylon signage. Ample parking.
- ✓ Excellent access/egress.



*For more information please contact:*

**BRENT TAYLOR**, Broker of Record / President  
**BRENTCOM REALTY CORPORATION, BROKERAGE**  
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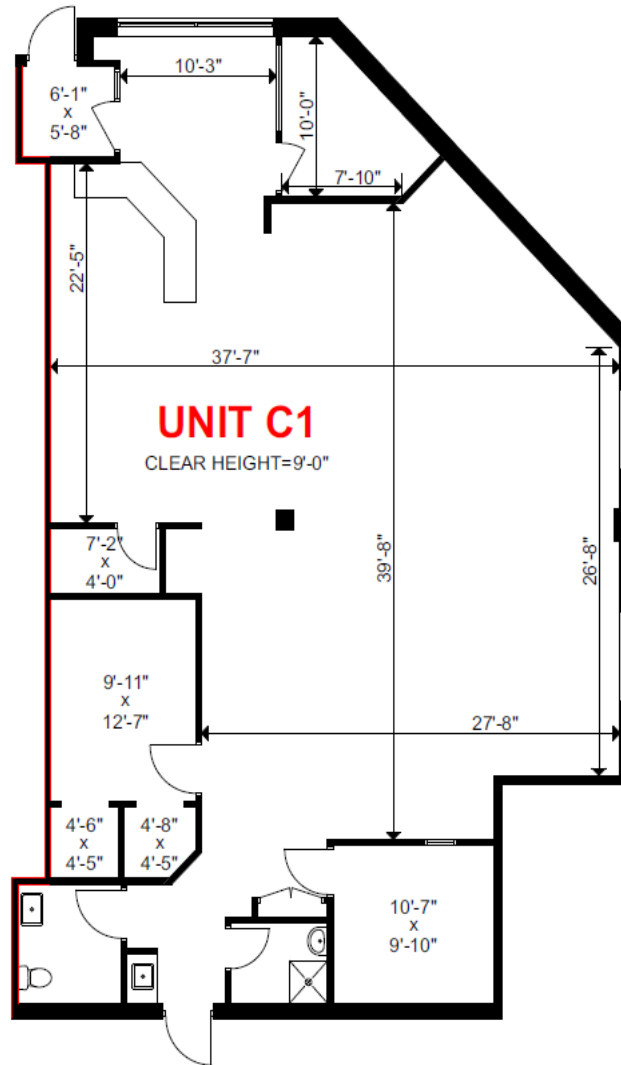


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**2200 Montreal Road, Ottawa, ON**

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

**UNIT C1**  
**FLOOR**  
**PLAN**  
**2,183 S.F.**



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