

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. Close to Hwy 417, and conveniently located on bus routes. Join Money Mart, Dairy Queen, Subway, Little Caesars, Dental, Chiropractor, Shawarma, Martial Arts. Close to McDonald's, Royal Bank. High traffic, established and captive residential audience. Excellent Queensway visibility. Near LRT. Ideal for medical services, optical, financial services, retail community store and general office use.

SPACE AVAILABLE:

✓ Approximately 1,800-2,200 square feet coming available Summer 2024. Please call Agent for details.

NET RENTAL RATE:

✓ \$22.00 per square foot net per annum.

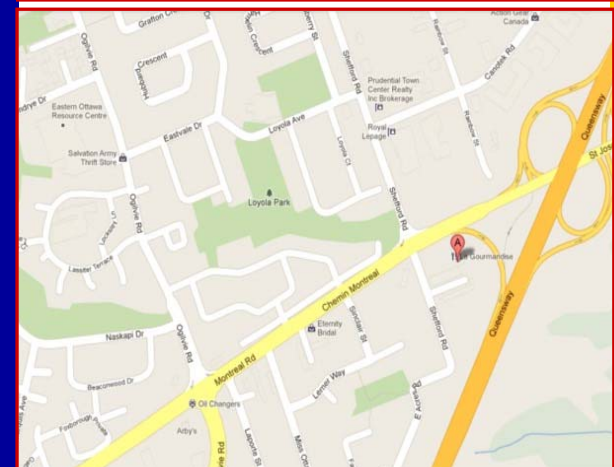
OPERATING COSTS:

✓ \$16.06 per square foot per annum (estimate).

SIGNAGE * PARKING * ACCESS:

✓ Storefront signage. Potential pylon signage.

✓ Ample parking. Excellent access/egress.



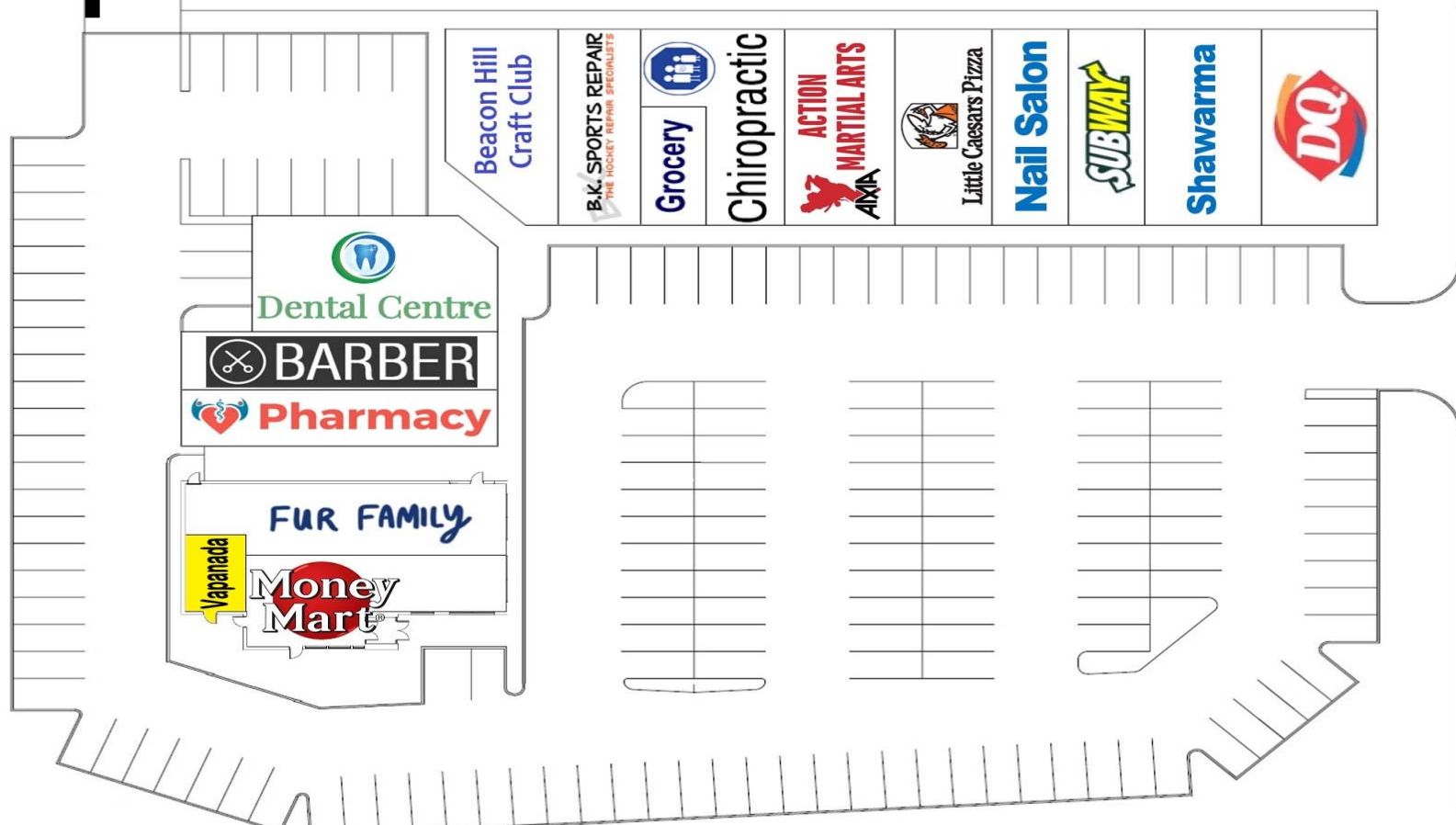
For more information please contact:

BRENT TAYLOR, Broker of Record / President
BRENTCOM REALTY CORPORATION, BROKERAGE
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 - PRIME RETAIL

2200 Montreal Road, Ottawa, ON



Shefford Road

Montreal Road



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.