

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 restaurant, medical services, optical, financial services, retail community store and general office use.

SPACE AVAILABLE:

- ✓ **Call for Details** - Approx. 2,200 s.f.

NET RENTAL RATE:

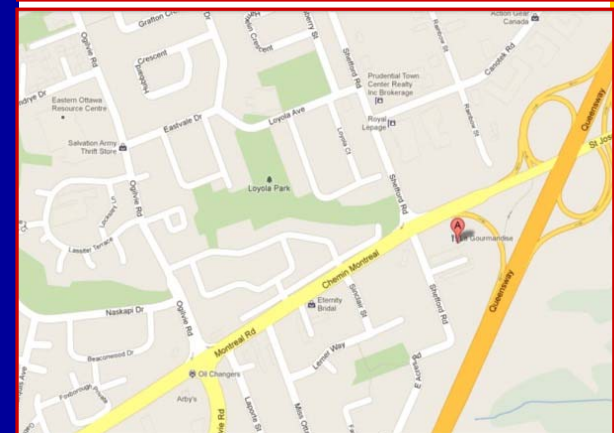
- ✓ \$20.00 per square foot net per annum.

OPERATING COSTS:

- ✓ \$17.33 per square foot (estimate) [\$16.62 p.s.f. + \$.71 p.s.f for hydro and water].

SIGNAGE * PARKING * ACCESS:

- ✓ Storefront Signage. Ample parking. Excellent access/egress.



For more information please contact:

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