

FOR LEASE : **Retail/Office**

2201 Riverside Drive, Ottawa



DESCRIPTION:

- ✓ **Retail/Office space** available on ground floor level of large apartment building in Ottawa South. **The Riverbank Apartments** are situated only blocks from the Ottawa Hospital Riverside Campus, Carleton University, with easy access to the city's most desired locales, including Billings Bridge Shopping Centre, the RA Recreational Centre and Vincent Massey Park, the Glebe, Lansdowne Park and South Keys. Close proximity to Walmart, Independent Grocer, LCBO, Bulk Barn, McDonalds. Ideal for service retail, studio and office.

SPACE AVAILABLE AND RENTAL RATES:

- ✓ **Unit 101** – Former C-Store. Approx. 500 S.F. @ \$1,350.00 per month gross (includes all Utilities) plus HST. 1 outdoor parking space. New A/C Unit installed 2023/2024.
- ✓ **Unit 106** – Approx. 1,000 S.F. @ \$1,800.00 per month gross (includes all Utilities) plus HST. 1 underground parking space, 1 customer surface space.
- ✓ **Unit 107** – Approx. 600 S.F. @ \$1,200.00 per month gross (includes all Utilities) plus HST. 1 underground parking space, 1 customer surface space.

SIGNAGE & PARKING:

- ✓ Storefront signage available. Limited additional pay parking available for clients.

ACCESSIBILITY:

- ✓ Seconds from OC Transpo Transitway (Billings Bridge Station) with bus routes #1, #5, #112, #115, #141, and #148. Easy access/egress.



For more information please contact:

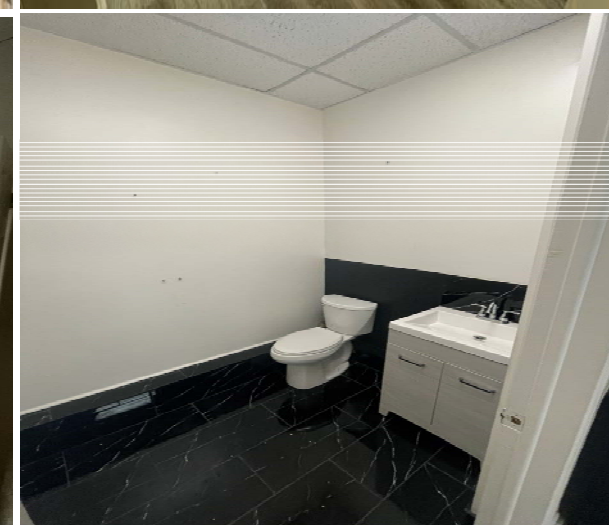
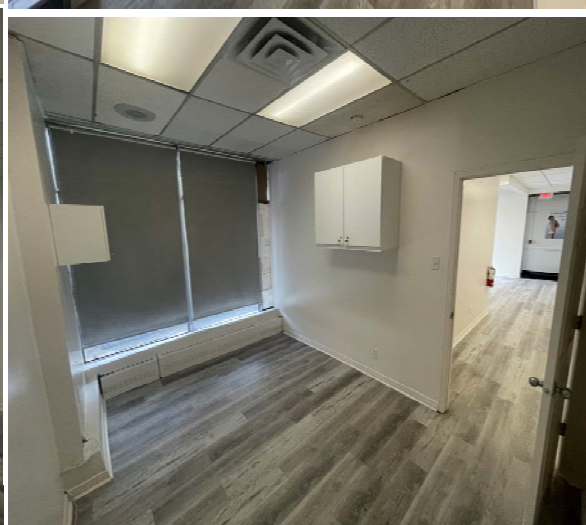
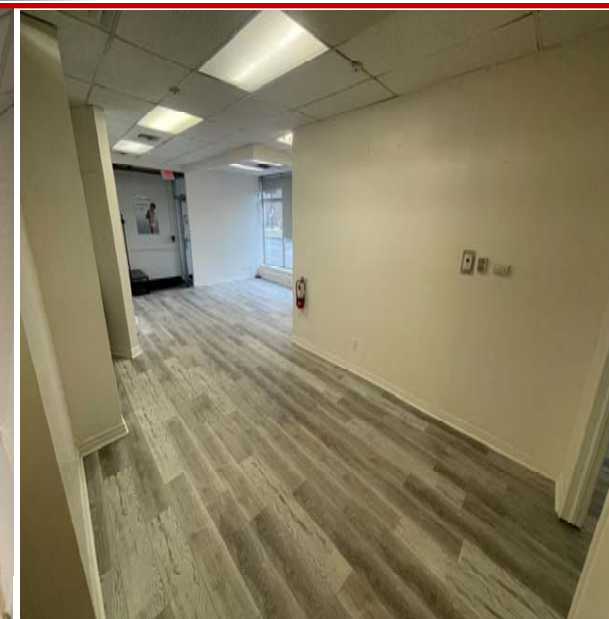
BRENT TAYLOR, Broker of Record / President
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FOR LEASE : Unit 106

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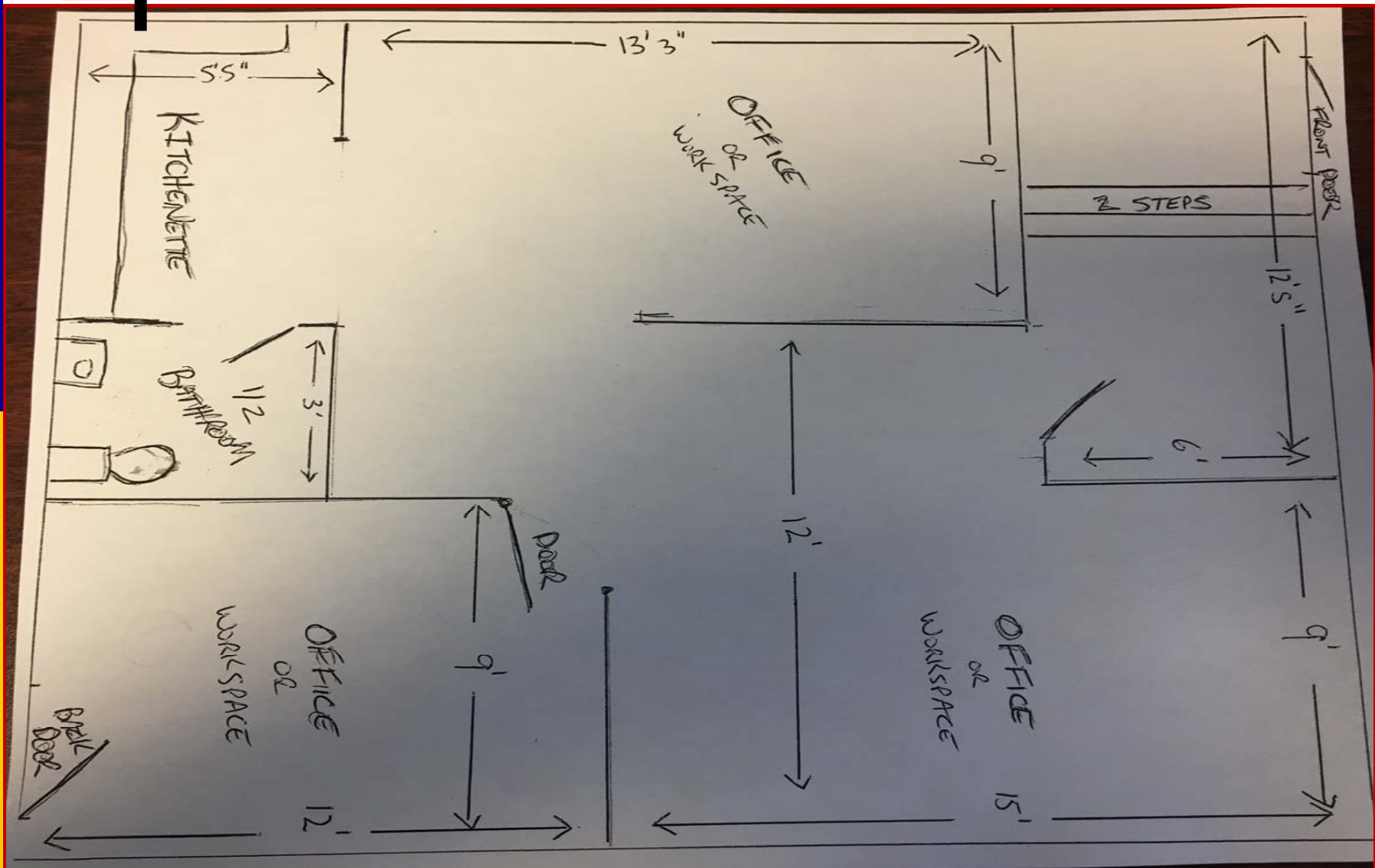


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FOR LEASE : Unit 107

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