

FOR LEASE: PRIME RETAIL

2210 Carling Avenue, Ottawa

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

DESCRIPTION:

- ✓ Retail space currently operating as a hairdresser located at the corner of Fairlawn Avenue and Carling Avenue. Prime location, high density of traffic on major arterial road Carling Avenue, with easy access to the Queensway (HWY 417) via Woodroffe Avenue.
- ✓ Join EasyHome Financial Services, EasyHome Furniture and Appliances. Beside Money Mart, Starbucks. Close proximity to Sleep Country, Fairlawn Plaza (LCBO, Party Mart, Staples, TD Canada Trust, Swiss Chalet, Staples) and Carlingwood Shopping Centre (Loblaws, Canadian Tire).

SPACE AVAILABLE:

- ✓ Currently Glamour Group space - Available June 1, 2024.
- ✓ Approximately 1,006 square feet rentable.

NET RENTAL RATE:

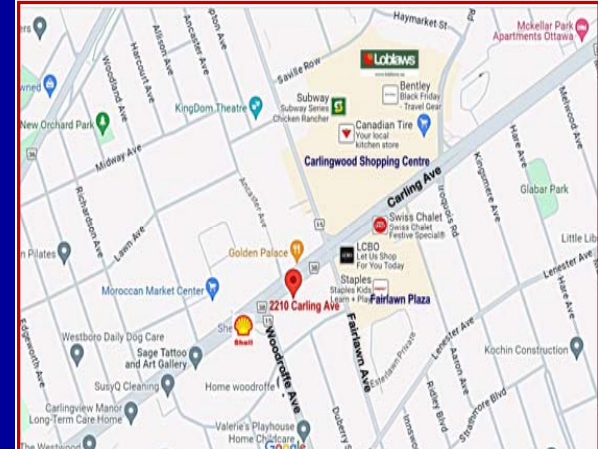
- ✓ \$32.00 per square foot per annum net .

OPERATING COSTS:

- ✓ \$13.12 per square foot per annum (estimate). Electrical service is 200-amp single phase 120/240 volt. 42 Circuit breaker panel 200-amp, 120/240 volt located at the rear of the Salon. Main 200-amp fusible switch 120/240-volt single phase located in basement of Easy Home.

SIGNAGE, PARKING AND ACCESS:

- ✓ Exclusive pylon signage and ample parking. Excellent visibility, access, egress.



For more information please contact:

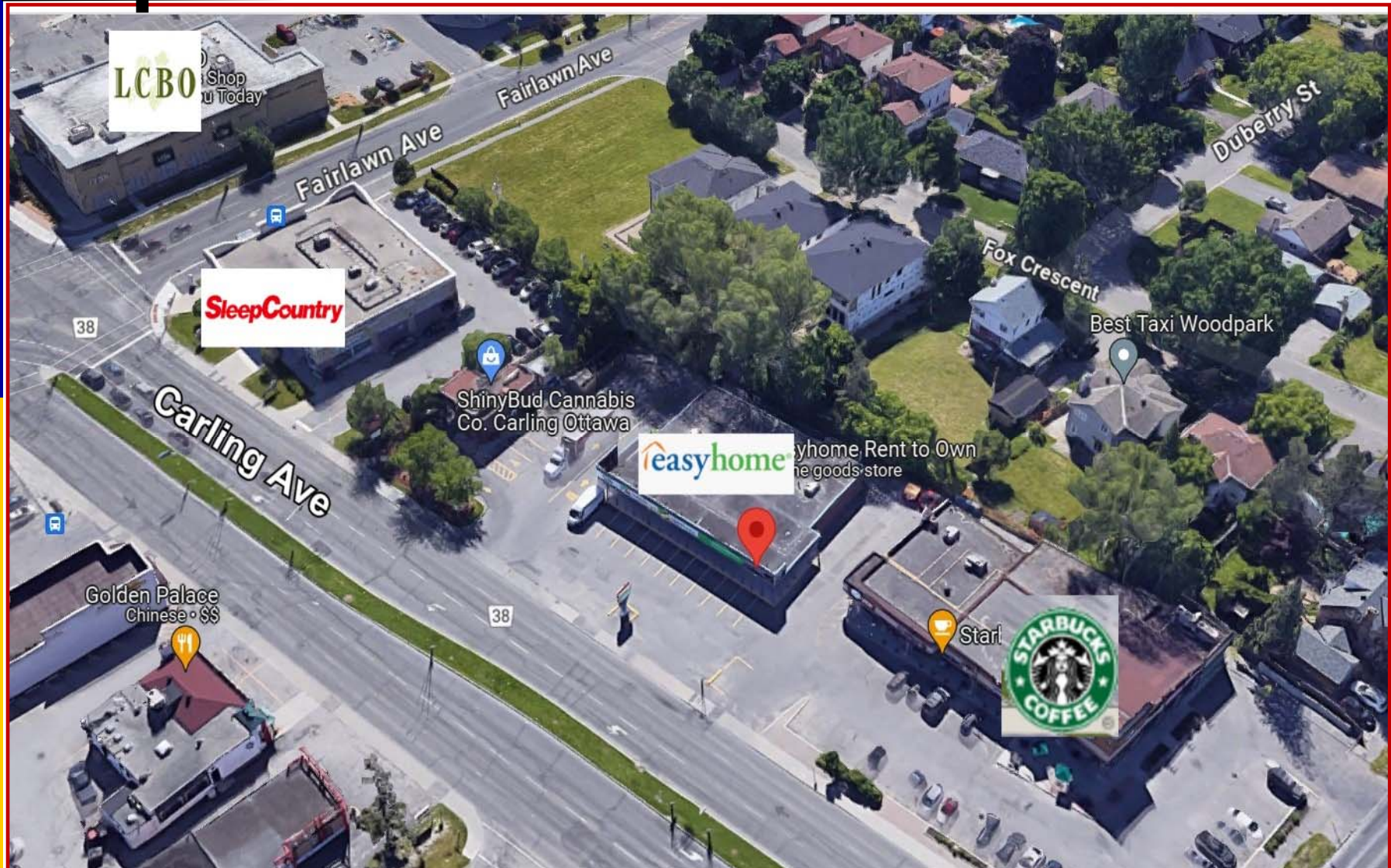
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