

# FOR LEASE: RESTAURANT/RETAIL

## 228 Albert Street, Ottawa, ON



### DESCRIPTION:

- ✓ Fully fixtured restaurant opportunity in Downtown Ottawa ideal for all types of restaurant. Huge basement with walk-in cooler and lots of storage. One of Ottawa's most heavily walked intersections (Bank Street and Albert Street), this central business district is in the heart of financial and banking area and just a few blocks south of Parliament Hill. Readily accessible downtown location is steps from rapid transit, minutes from Light Rail Transit, and close to the many amenities of Bank Street.
- ✓ Busy traffic flow with government employees and tourists. This location offers exceptional visibility and a high volume of traffic daily.

### RESTAURANT SPACE AVAILABLE:

- ✓ Approx. 3,000 square feet ground floor space with 120+ seats. Basement included.

### NET RENTAL RATE:

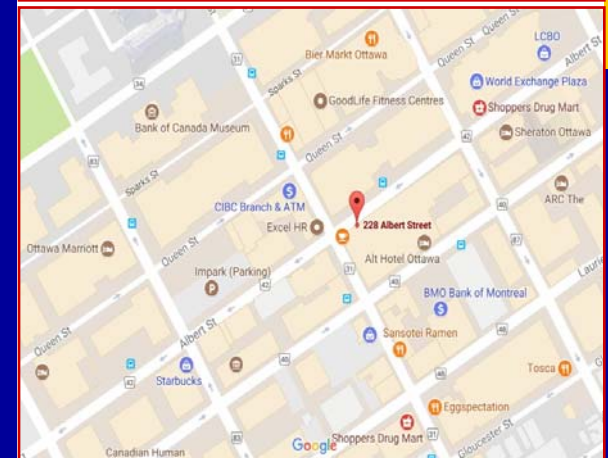
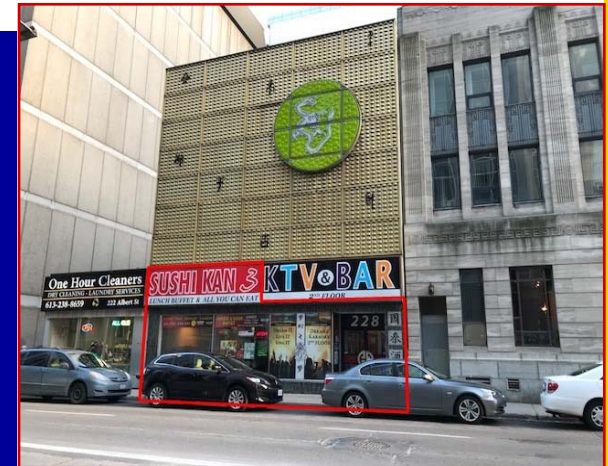
- ✓ \$28.00 per square foot net. Furniture, Fixtures and Equipment are negotiable for purchase.

### OPERATING COSTS:

- ✓ Hydro: Separately metered.
- ✓ Realty Taxes: Approximately \$33,000 per year.
- ✓ Gas: Approximately \$6,500 per year (shared with 2nd floor tenant).
- ✓ Water: Approximately \$6,500 per year (Shared with 2nd floor tenant).
- ✓ Building insurance : Approximately \$5,000 per year.

### SIGNAGE, PARKING & ACCESS:

- ✓ Excellent storefront signage with prominent visibility facing Albert Street. 4 parking spaces (tandem laneway parking). Free on Street Parking After 6pm on Weekday, & All Day for Saturday, Sunday and Holidays. Excellent access, egress.



*For more information please contact:*

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