

FOR LEASE - WESTBORO

261 Richmond Road, Ottawa, ON



DESCRIPTION:

✓ Vibrant retail street front opportunity in attractive retail building located on Richmond Road at Athlone Avenue in the high density, high income and expanding community of Westboro. Near LCBO, Great Canadian Superstore, Farm Boy, MEC and new condos. Great exposure, high traffic counts in this charming and central location.

SPACE AVAILABLE:

2nd Floor Walk-Up Office Space - 850 square feet

GROSS RENTAL RATE: \$2,250.00 per month plus HST.

RENT INCLUDES: Operating Costs, Realty Taxes, all Utilities (Hydro, Gas, Water).

SIGNAGE & PARKING:

- ✓ Storefront signage available.
- ✓ 2 tandem parking spaces on-site.
- ✓ Ample street parking.

ZONING:

- ✓ TM H(15) - Traditional Mainstreet Zone. Zoning to be verified by tenant.



For more information please contact:

BRENT TAYLOR, Broker of Record/President
BRENTCOM REALTY CORPORATION, BROKERAGE
Tel: (613) 726-7323
Fax: (613) 721-8849
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.