

FOR SUBLEASE - Retail

2851-2865 Dumaier Ave., Ottawa

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

DESCRIPTION:

- ✓ Retail space available (former Giant Tiger store and currently EconoPlus) in the established neighbourhood of Foster Farm, in the west end of Ottawa. It is bounded to the north by Richmond Road, to the east by Pinecrest Road, to the west by Dumaier Avenue and the south by the Highway 417, the Queensway. Directly off the Queensway Hwy 417 exit of Pinecrest/Greenbank Road. Surrounded by middle class two story houses, duplexes, townhouses and high rise apartments. Site is beside future LRT station under construction..
- ✓ Close to Pinecrest Shopping Centre (Ikea, Milestones, Indigo, Starbucks Bridgehead), Shell, Lee Valley Tools, Bayshore Shopping Centre.

SPACE AVAILABLE: Available Immediately for Sublease

- ✓ 13,013 square feet rentable.
- ✓ Ceiling Height: 11'7" in main sales area; 10' in back rooms.

NET RENTAL RATE: Lease expires December 31, 2030

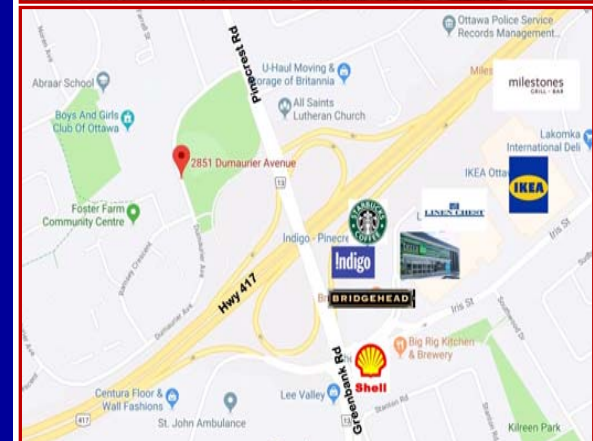
- ✓ Present date to December 31, 2025: \$150,000.00 per annum plus HST.
- ✓ January 1, 2026 to December 31, 2030: \$180,000.00 per annum plus HST.
- ✓ The Rent shall include all Realty Taxes and Operating Expenses and subject to annual escalations.

OPERATING COSTS:

- ✓ Tenant to pay all Utilities (Electricity, Gas, Water) and HST.

SIGNAGE & PARKING:

- ✓ Good storefront signage available. Ample parking.



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
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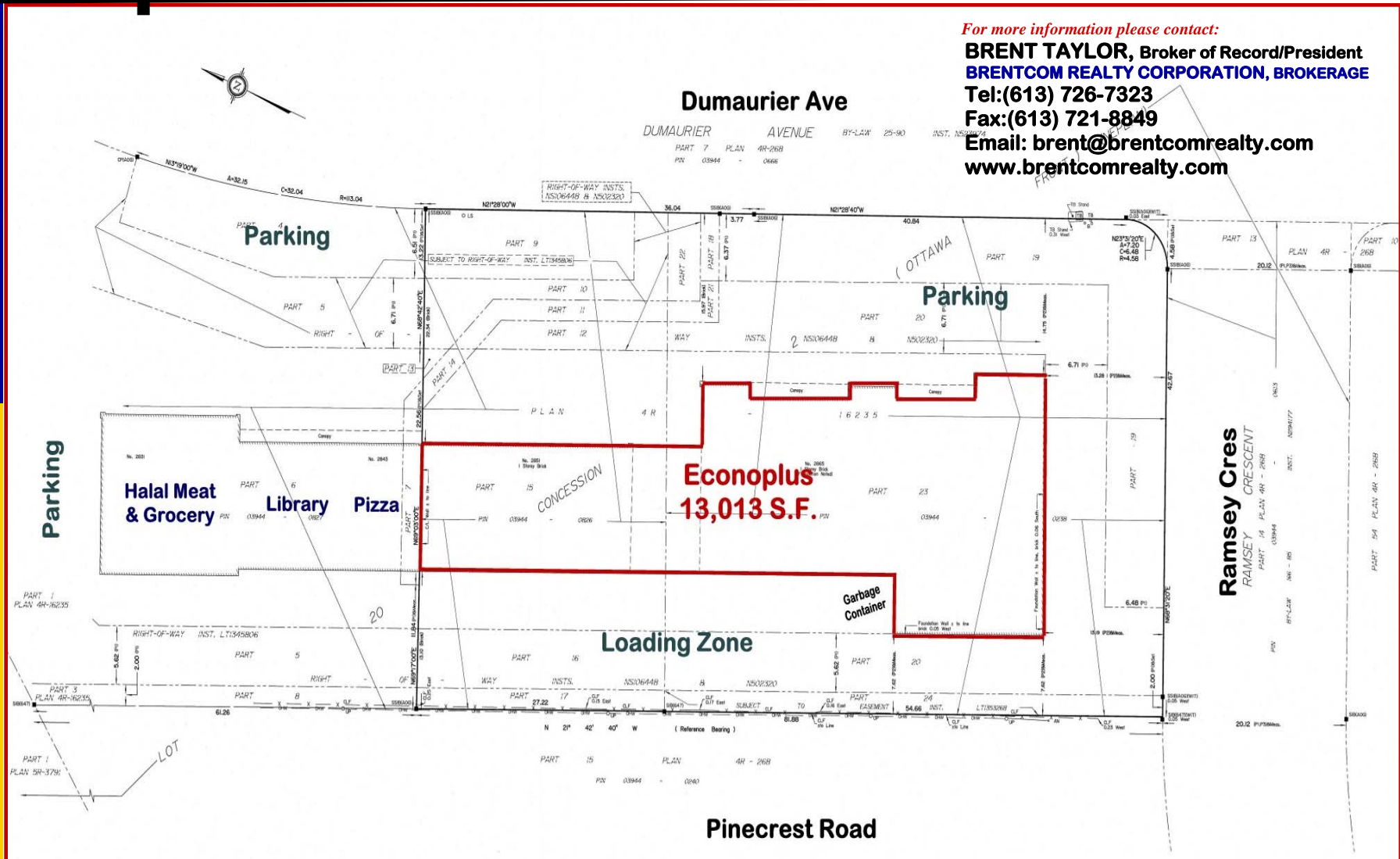
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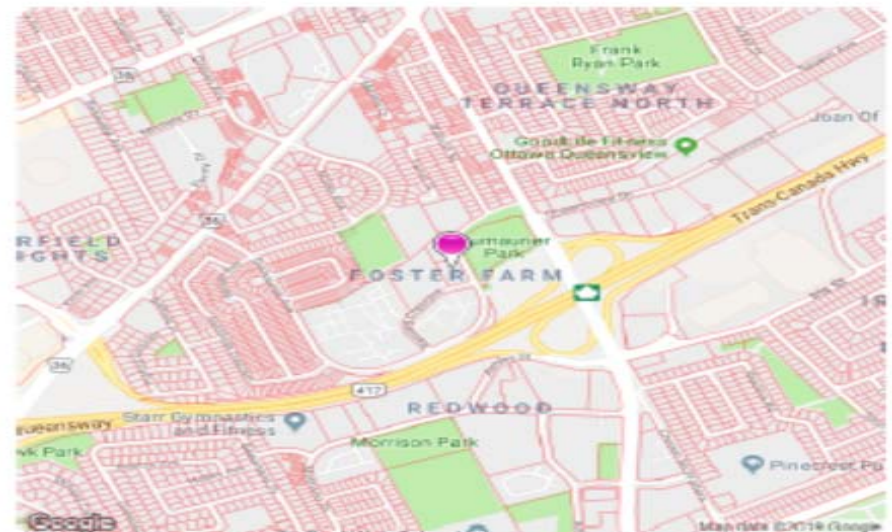
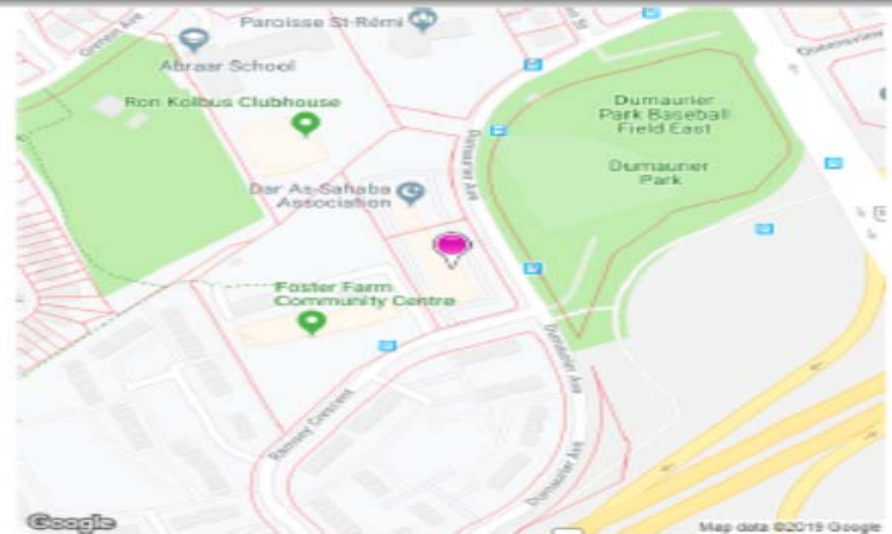
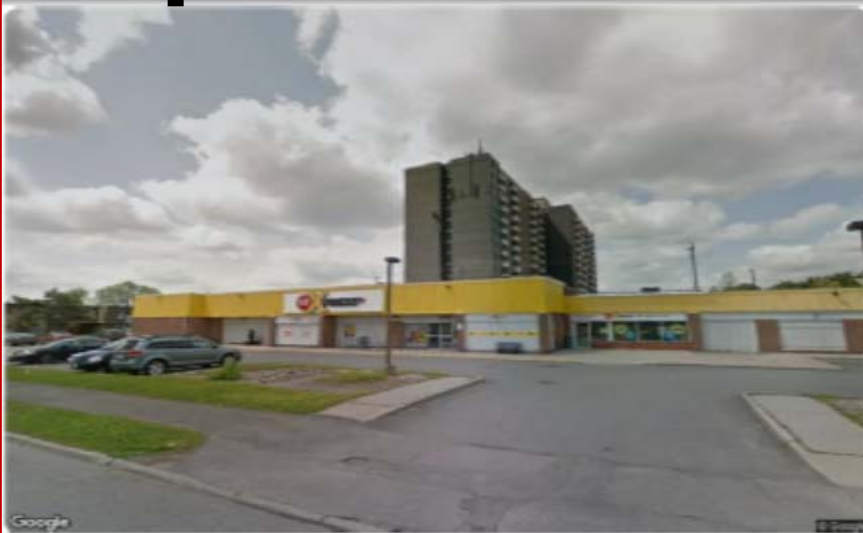


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