

FOR LEASE - Retail Space

2851-2865 Dumauiier Ave., Ottawa

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

DESCRIPTION:

- ✓ Retail space available (Giant Tiger to vacate May, 2020) 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 Dumauiier 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.
- ✓ Close to Pinecrest Shopping Centre (Ikea, Milestones, Indigo, Starbucks Bridgehead), Shell, Lee Valley Tools, Bayshore Shopping Centre.

SPACE AVAILABLE: Available May 1, 2020

- ✓ 13,013 square feet rentable. May be subdivided.

NET RENTAL RATE:

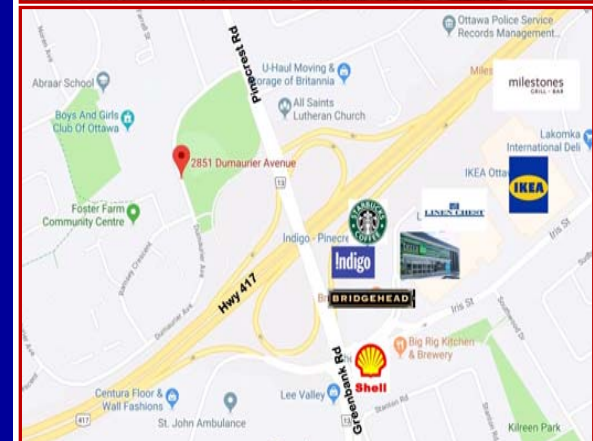
- ✓ \$12.00 per square foot net per annum.

OPERATING COSTS:

- ✓ \$ 8.00 per square foot [Realty Taxes: \$3.10 p.s.f; CAM: \$4.90 p.s.f.] per annum (estimate).

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
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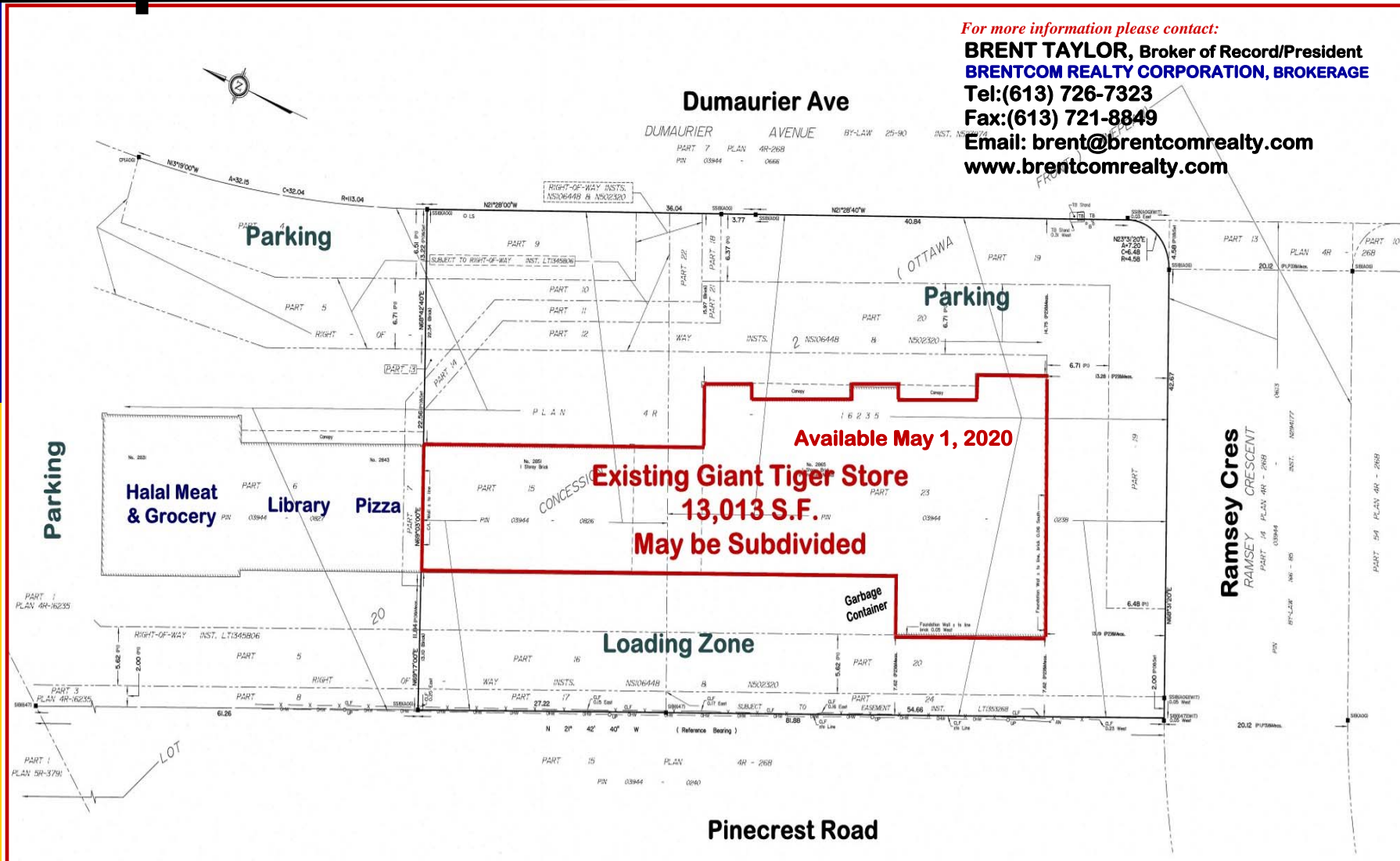
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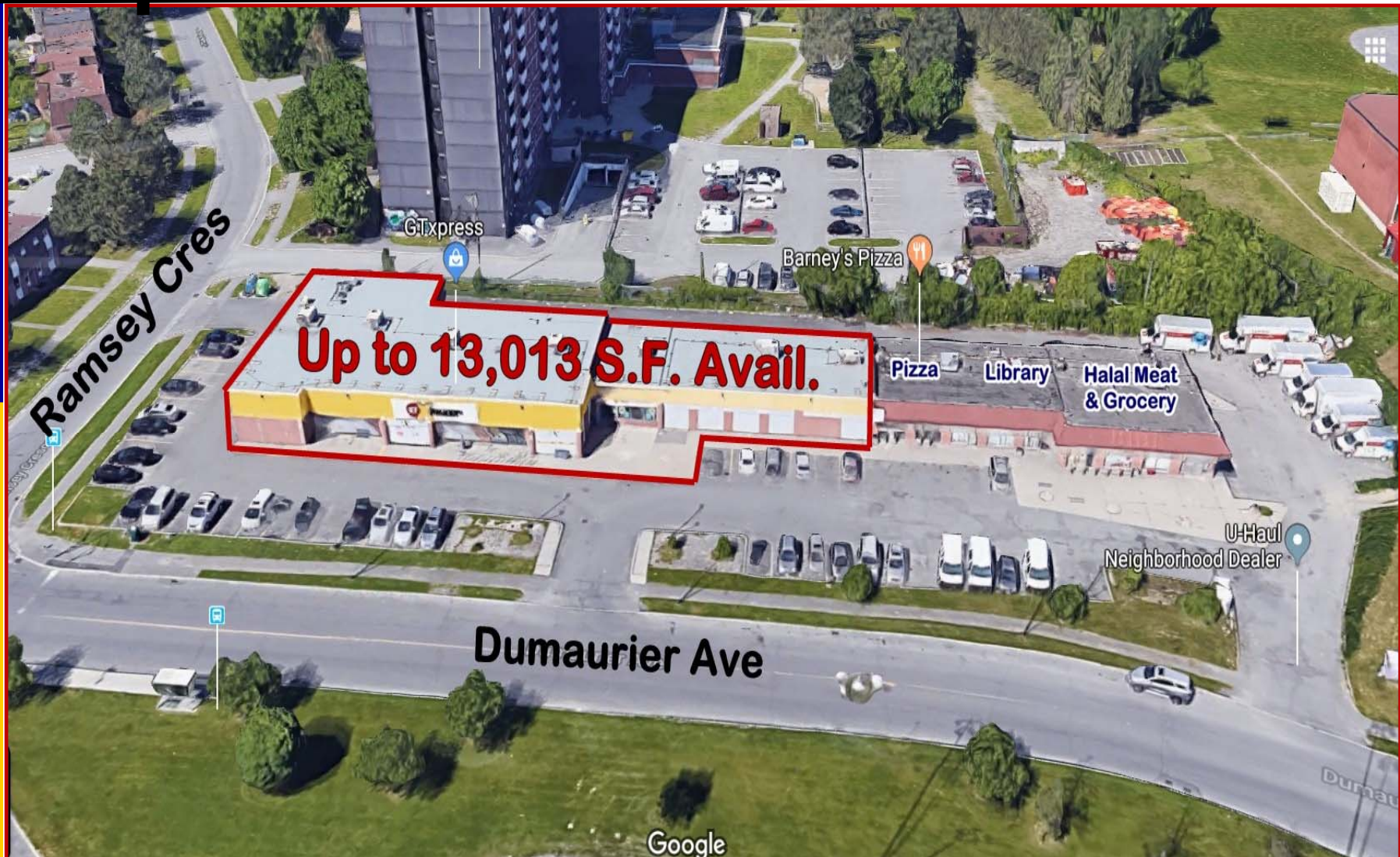


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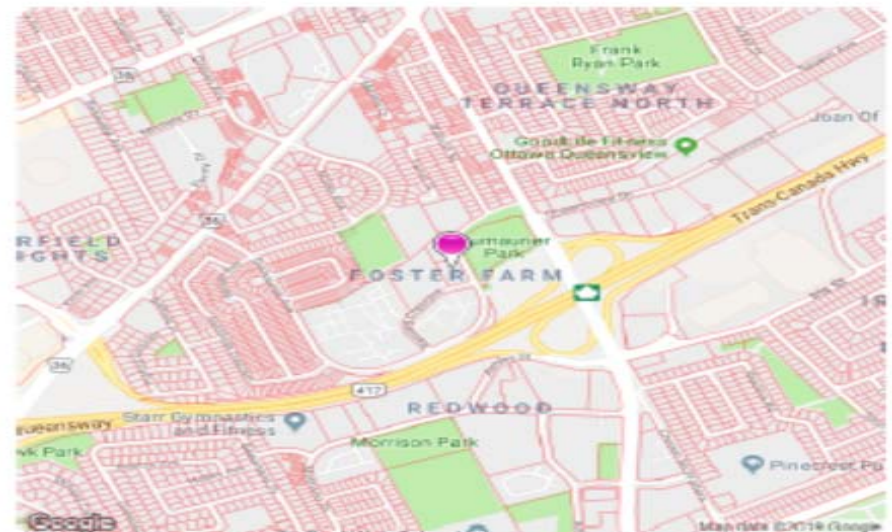
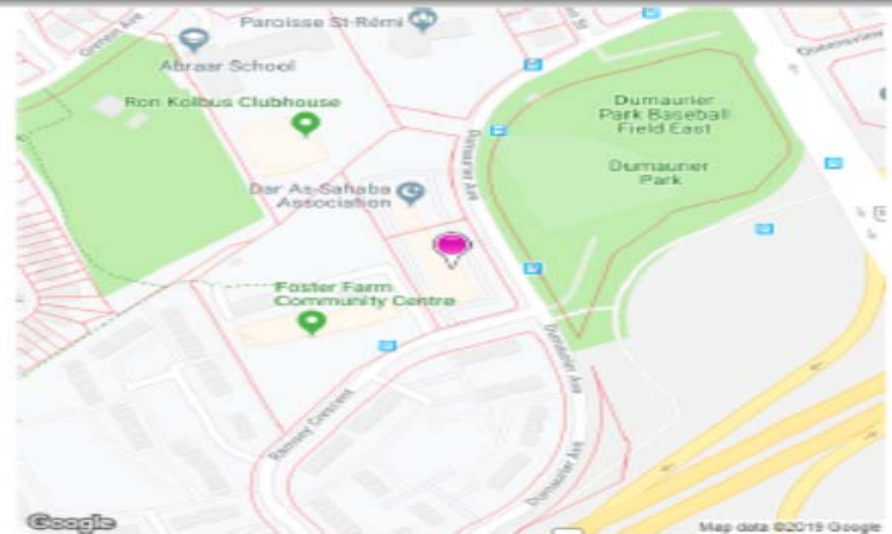
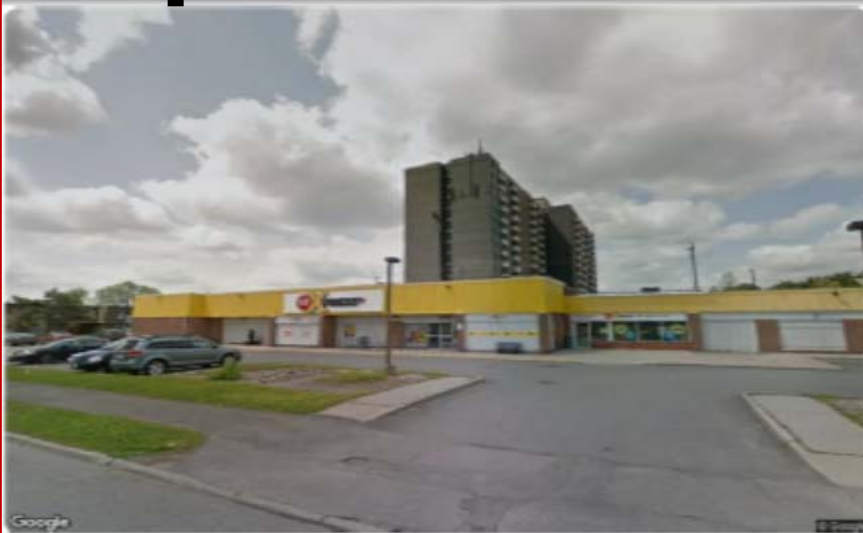


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