

# FOR SALE: RETAIL PLAZA

## 29 Beechwood Ave., Ottawa, ON



### DESCRIPTION:

- ✓ Opportunity to purchase the retail plaza on the ground floor of Minto's high profile condominium located at the corner of Beechwood Avenue and Mackay Street, in New Edinburgh, one of Ottawa's historic, highly sought after and high-end neighbourhoods.
- ✓ New Edinburgh is a neighbourhood in Rideau-Rockcliffe Ward, just north-east of the downtown core of Ottawa, at the junction of the Ottawa and Rideau rivers.

**SPACE AVAILABLE: Total Retail Area - 15,902 square feet.**

Current AAA covenant tenants:

- ✓ LCBO - 8,300 square feet;
- ✓ Bank of Montreal - 3,075 square feet; and
- ✓ Starbucks - 1,779 square feet
- ✓ **One Remaining Retail Space Available For Lease:**  
**SPACE AVAILABLE: 2,748 square feet rentable.**
  - ✓ Ideal opportunity for the buyer to occupy the one remaining retail space, and take advantage of income from the remaining AAA tenants.

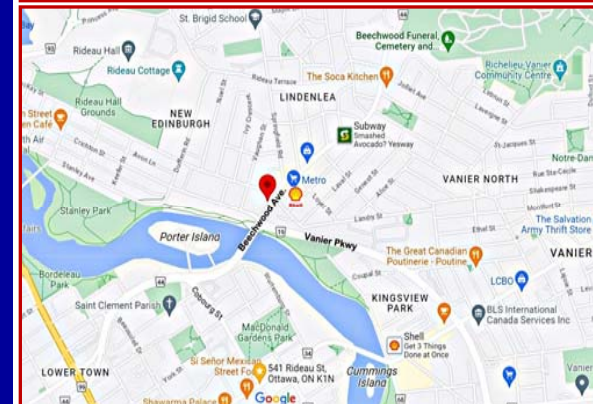
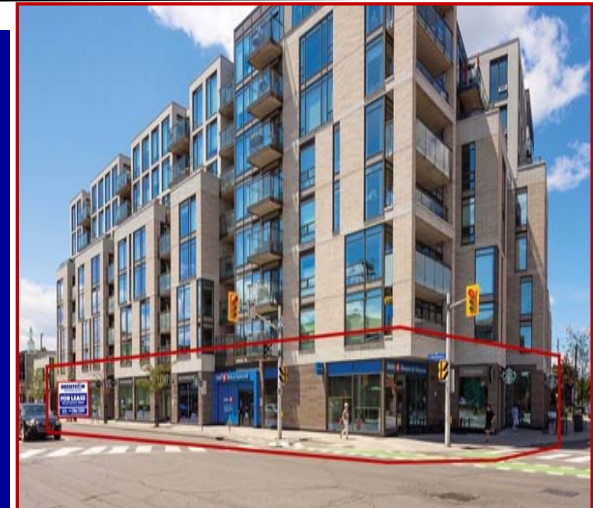
### NEW SALE PRICE:

✓ **\$7,250,000.00.**

**OPERATING COSTS:** Hydro, Gas and Water all separately metered.

✓ Realty Taxes: \$178,275.29 (Final 2023 Taxes). CAM \$2.95 p.s.f. (estimate).

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**For more information please contact:**

**BRENT TAYLOR**, Broker of Record / President  
**BRENTCOM REALTY CORPORATION, BROKERAGE**  
Tel: (613) 726-7323  
Email: [brent@brentcomrealty.com](mailto:brent@brentcomrealty.com)  
[www.brentcomrealty.com](http://www.brentcomrealty.com)

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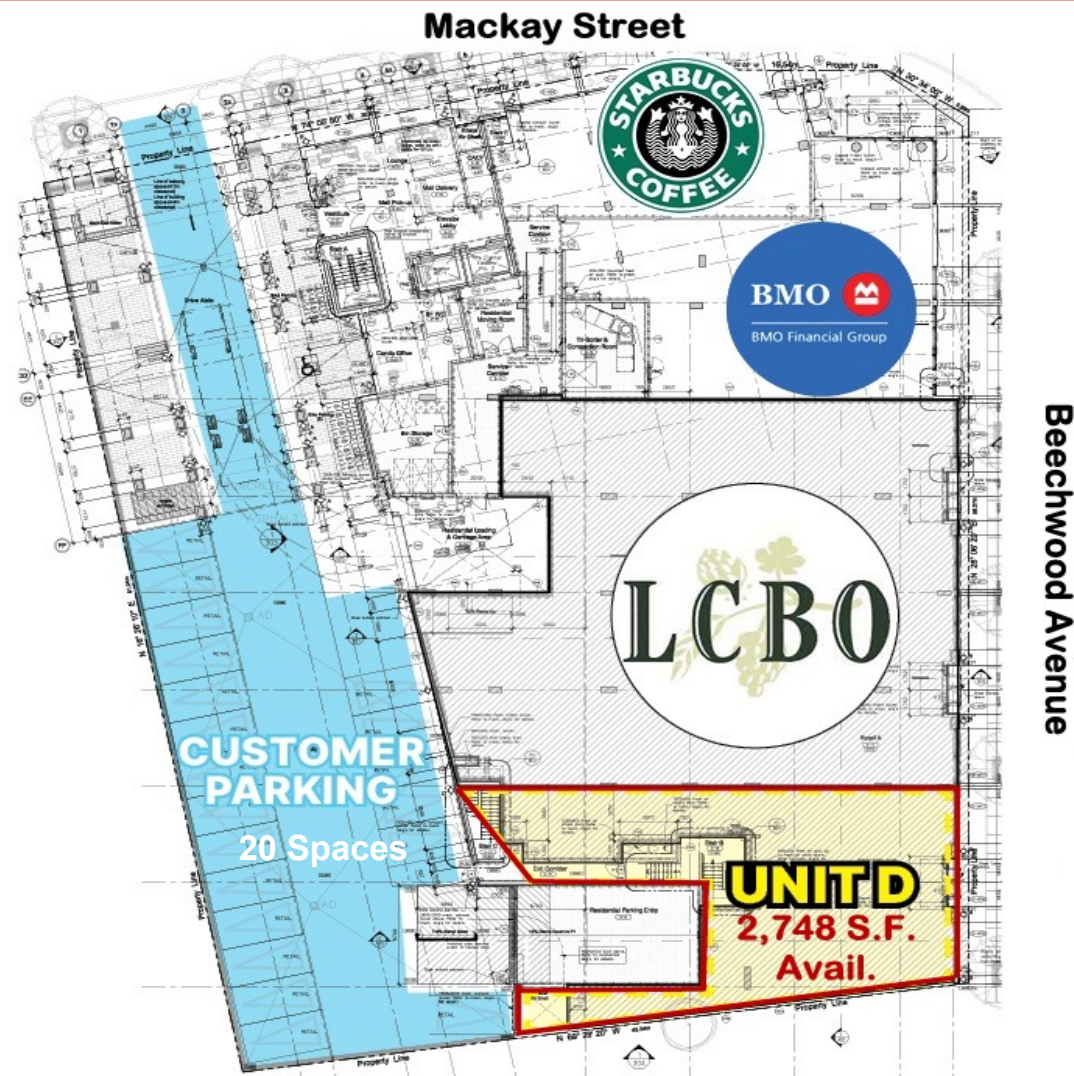
<b>Address</b>	<b>29 Beechwood Avenue, Ottawa, ON K1M 1M2 (409 Mackay Street).</b>
<b>Description</b>	Ground floor neighbourhood centre with four commercial spaces, located at street level under Minto Condominium.
<b>Asking Sale Price</b>	\$7,250,000.00.
<b>PIN Number</b>	042180477.
<b>Legal Description</b>	PART OF LOTS 21, 22, 41 AND 42 PLAN 56 AND PART OF LOTS 43 AND 44 PLAN 70, PARTS 7 AND 8 PLAN 4R30303 SUBJECT TO AN EASEMENT AS IN OC1768277 SUBJECT TO AN EASEMENT AS IN OC1768514 SUBJECT TO AN EASEMENT AS IN OC1768518 TOGETHER WITH AN EASEMENT OVER PART OF LOTS 21, 22, 41 AND 42 PLAN 56 AND PART OF LOTS 43 AND 44 PLAN 70, PARTS 1 TO 6 AND PARTS 9 TO 20 PLAN 4R30303 AS IN OC1922483 SUBJECT TO AN EASEMENT IN FAVOUR OF PART OF LOTS 21, 22, 41 AND 42 PLAN 56 AND PART OF LOTS 43 AND 44 PLAN 70, PARTS 1 TO 6 AND PARTS 9 TO 20 PLAN 4R30303 AS IN OC1922483 CITY OF OTTAWA.
<b>Site Area</b>	34,175 square feet.
<b>Building</b>	Total Retail Area - 15,902 square feet. Freehold property, not a Condominium.
<b>Year Built</b>	2017.
<b>Zoning</b>	TM8[2023] S304 - Traditional Mainstreet.
<b>Fronting</b>	Beechwood Avenue and Mackay Street.
<b>Access/Egress</b>	Mackay Street.
<b>Foundation</b>	Concrete over underground garage.
<b>HVAC</b>	Electric heat pumps / floor radiant perimeter heat.
<b>Realty Taxes</b>	\$178,275.29 (Final 2023 Taxes).
<b>Parking</b>	Twenty (20) surface parking spaces.
<b>Environmental</b>	Soil conditions are assumed to be free and clear of any hazardous or toxic substances.

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## ZONING: TM8[2023] S304 - Traditional Mainstreet

<https://ottawa.ca/en/living-ottawa/laws-licences-and-permits/laws/laws-z/zoning-law-no-2008-250/zoning-law-2008-250-consolidation/part-10-mixed-use-commercial-zones-sections-185-198#section-9d704141-80b3-4ff5-8e91-66ebbee4b70>

### Permitted Non-Residential Uses:

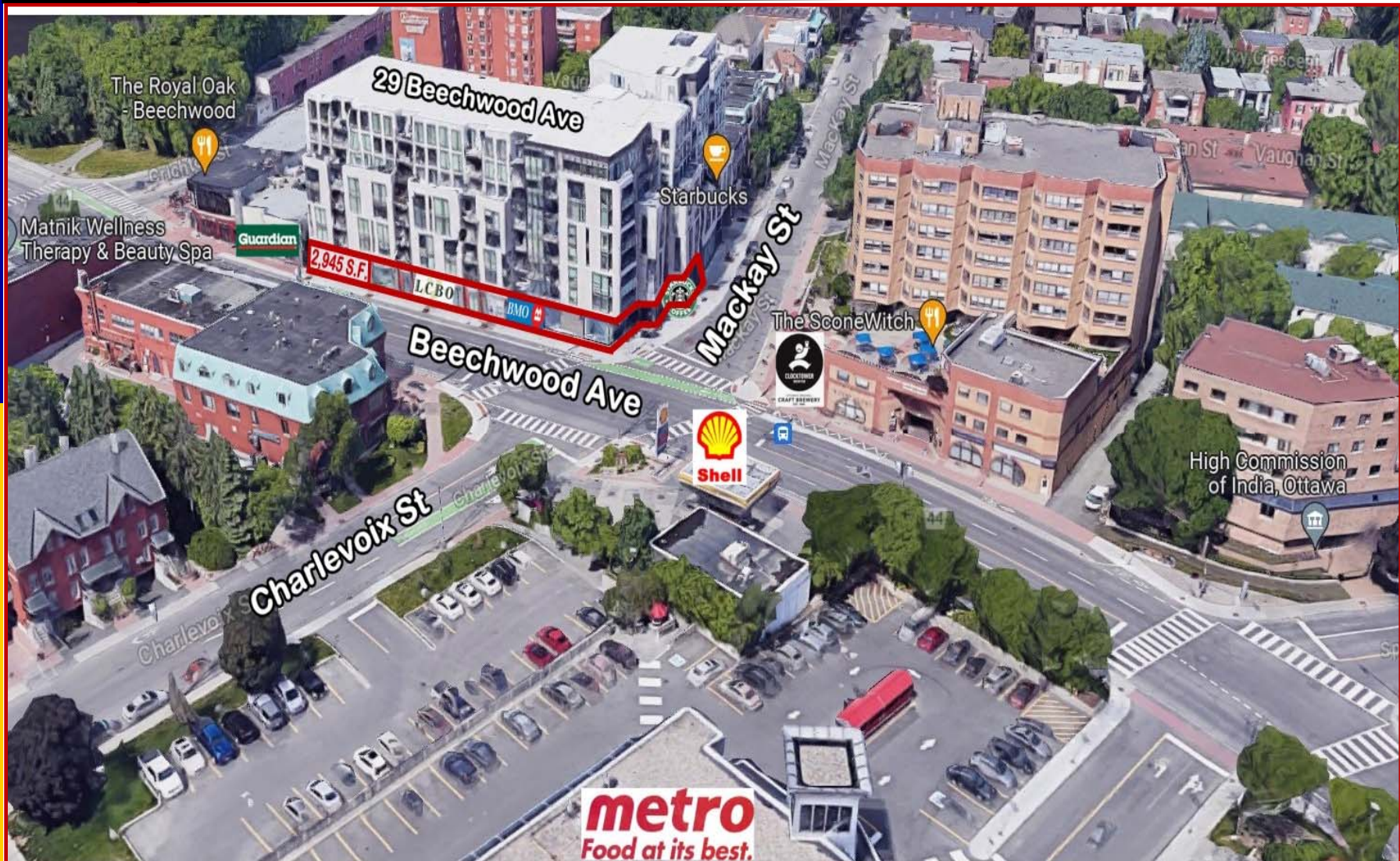
amusement centre (By-law 2017-302)  
animal care establishment  
animal hospital  
artist studio  
bank  
bank machine  
catering establishment  
cinema  
click and collect facility (By-law 2016-289)  
community centre  
community health and resource centre  
convenience store  
day care  
diplomatic mission, *see Part 3, Section 88*  
emergency service  
hotel  
instructional facility  
library  
medical facility  
municipal service centre  
museum  
office  
park  
parking garage  
payday loan establishment (By-law 2017-302)  
personal brewing facility (By-law 2019-41)  
personal service business  
place of assembly  
place of worship  
post office  
recreational and athletic facility  
research and development centre  
residential care facility (By-law 2011-273)  
restaurant  
retail food store  
retail store  
school  
service and repair shop  
storefront industry, *see Part 3, Section 99* (By-law 2018-171)  
theatre  
training centre  
urban agriculture, *see Part 3, Section 82* (By-law 2017-148) (By-law 2019-410)

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