

FOR LEASE: PRIME RETAIL

418 Moodie Drive, Ottawa, ON



DESCRIPTION:

- ✓ Prime retail opportunity on Moodie Drive in the heart of Bells Corners, in the west end of Ottawa. The property has direct exposure to Moodie Drive with excellent access to Highways 416 and 417 and is currently serviced by public transit; with the extension of the East-West LRT Confederation Line to Moodie Drive expected to be completed by 2023.
- ✓ The unit has two front doors and could potentially be subdivided.
- ✓ Beside Circle K Convenience and Husquarna Viking. Close to McDonald's, Loblaws, Canadian Tire, TD Canada Trust, Tim Horton's, Days Inn, Holiday Inn Express.

RETAIL SPACE AVAILABLE:

- ✓ Approximately 2,973 square feet available May 1, 2021.

NET RENTAL RATE:

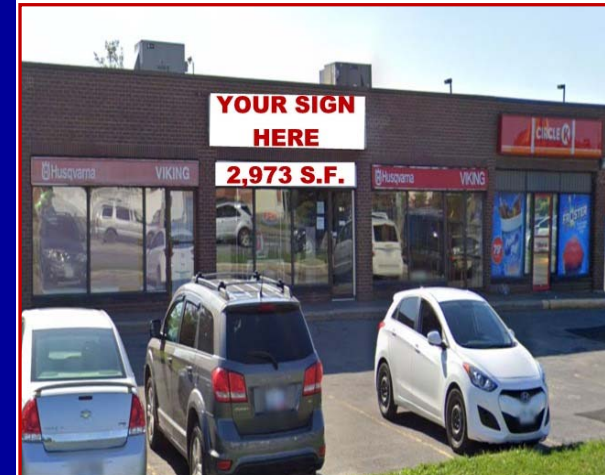
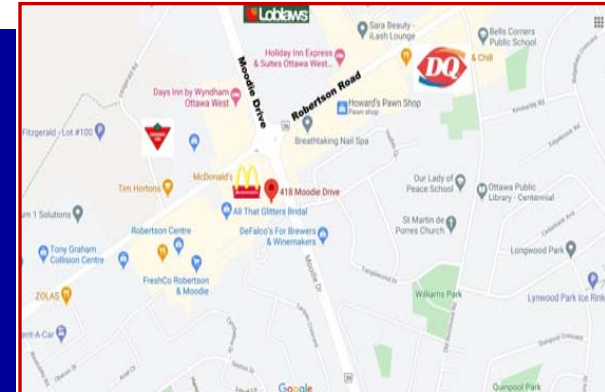
- ✓ \$19.00 per square foot net per annum.

OPERATING COSTS (estimate):

- ✓ \$ 6.00 per square foot per annum. Hydro and Gas separately metered. HVAC repairs and maintenance all by Tenant.

ACCESS, SIGNAGE AND PARKING:

- ✓ Street front access. Excellent storefront signage. On-site parking.



For more information please contact:

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