

FOR LEASE: PRIME RETAIL

47-49 William Street, Ottawa



DESCRIPTION: BYWARD MARKET

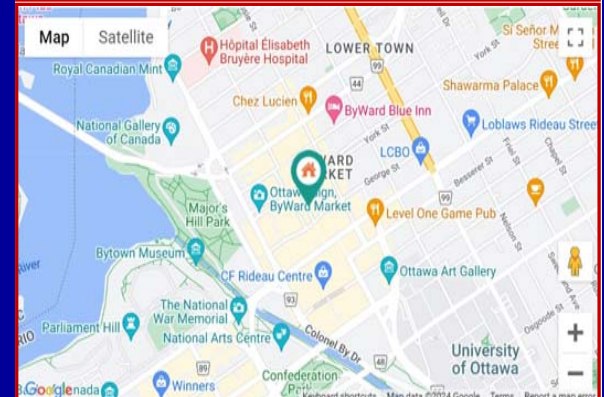
- ✓ Retail space for lease in the heart of Ottawa's historic ByWard Market. The unit boasts a bright open-concept, featuring 30 feet of prime retail frontage on William Street with large storefront windows. Located directly across from the historic Market Building.
- ✓ Exclusive storefront signage with excellent visibility. Metered street parking and City parking garages nearby.
- ✓ The ByWard Market draws both locals and tourists. High pedestrian traffic, and well serviced by public transportation, the LRT Rideau Station, with easy access to Hwy 417. Close to Parliament Hill, the City's museums, the NAC, Rideau Centre, Shaw Centre and steps away from Ottawa's hottest restaurants, hotels and entertainment district.

SPACE AVAILABLE: July 1, 2024.

- ✓ For Entire Space - Approx. 1,978 square feet rentable with basement storage area @ Twelve Thousand Dollars (\$12,000.00) per month net.
- ✓ For Demised Space - 49A: 1,226 square feet rentable (includes basement) @ Six Thousand, Seven Hundred and Fifty Dollars (\$6,750.00) per month net.
- ✓ For Demised Space - 49B: 752 square feet rentable @ Five Thousand, Seven Hundred and Fifty Dollars (\$5,750.00) per month net.

OPERATING COSTS: (For the Entire Space)

- ✓ \$18.23 per square foot per annum (estimate). [CAM (\$5.99) and Realty Tax (\$12.24)].
- ✓ *Electrical*: 100A 600V Electrical service with 60A feeding a transformer 30 circuit 200A 120/208V 30 circuit breaker panel.
- ✓ *HVAC*: Natural Gas Fired Rooftop Unit with 6 tons of cooling.
- ✓ *Fire Rating*: The ceiling is 45 minutes fire rating, and walls one hour fire rating.



For more information please contact:

BRENT TAYLOR, Broker of Record / President
BRENTCOM REALTY CORPORATION, BROKERAGE

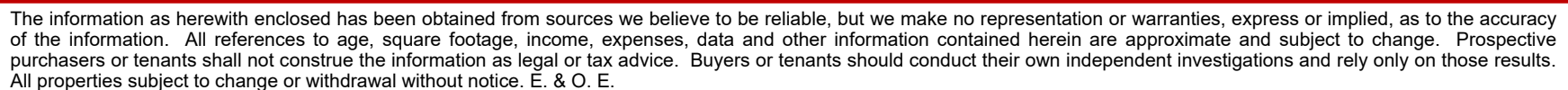
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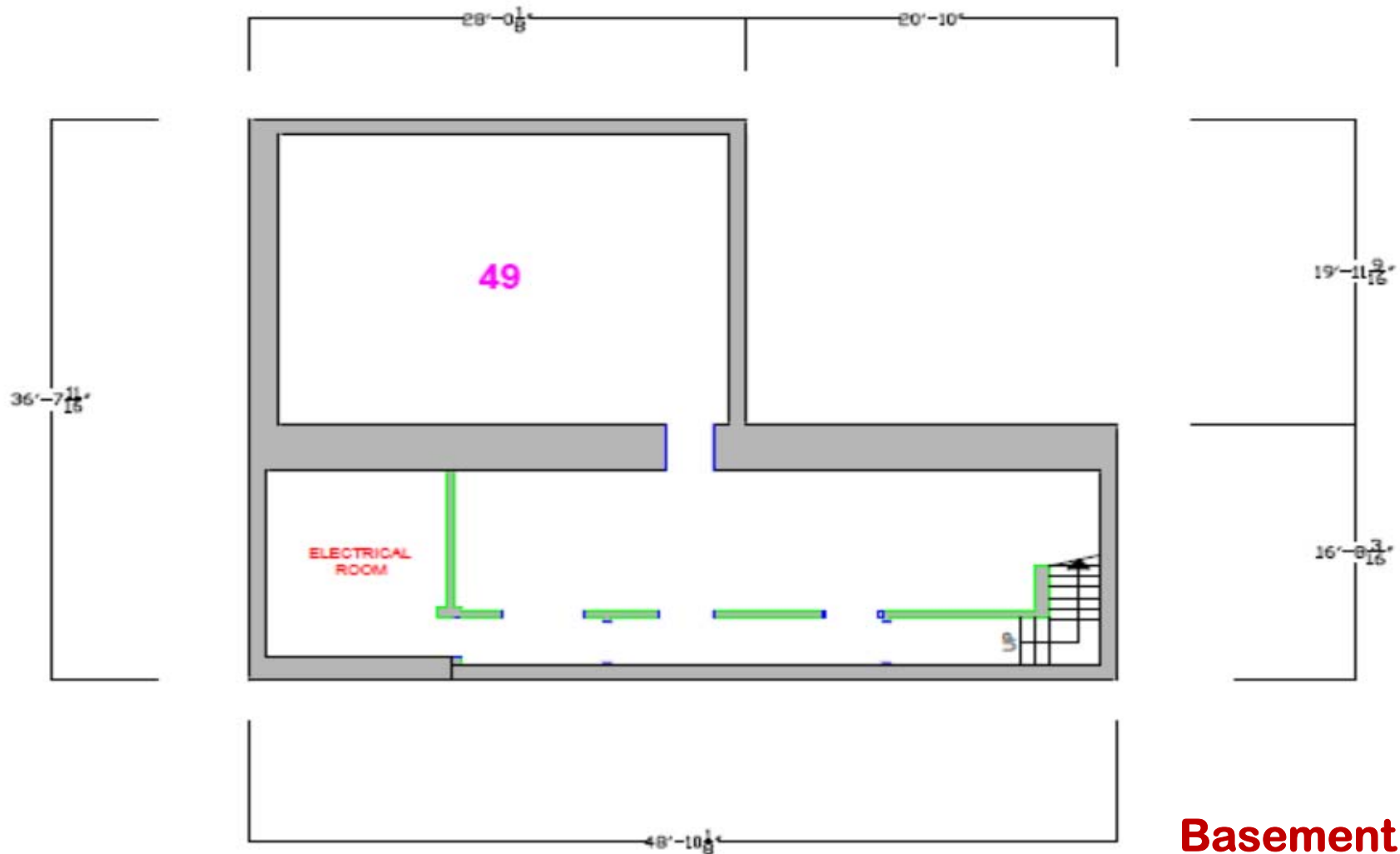
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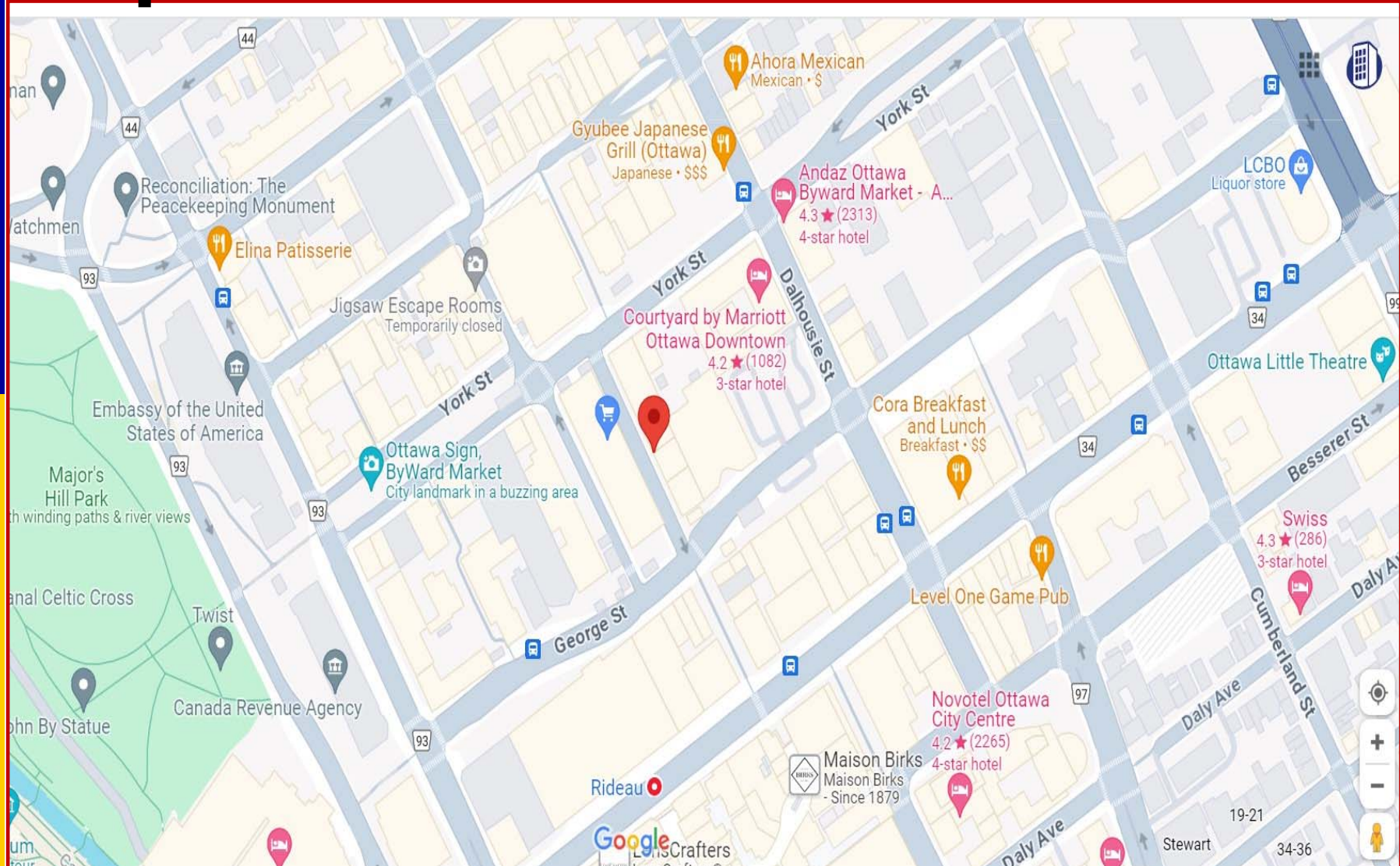


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