

FOR LEASE - RETAIL / RESTAURANT

478 Rideau Street, Ottawa



DESCRIPTION:

- ✓ Prominent streetfront retail/restaurant space ideally located on Rideau Street a high traffic, major thoroughfare in downtown Ottawa, at the corner of Augusta Street. Close proximity to Rideau Centre, Byward Market, Parliament Hill, National Arts Centre, Ottawa University, National Gallery, LRT Rideau Station, Hwy 417 and bridge to Quebec.
- ✓ Ottawa's downtown area is currently benefitting from a large growth in residential condos and apartments in the immediate vicinity.

SPACE AVAILABLE: Available immediately.

- ✓ Former Money Mart - 1,500 square feet rentable plus basement.

RENTAL RATE:

- ✓ \$4,500.00 per month gross (escalating over the term).

OPERATING COSTS:

- ✓ Rent Includes heat, water, building insurance and realty taxes (with annual escalations). Tenant responsible for Hydro, Garbage removal and Tenant Insurance. No parking included.

SIGNAGE, ACCESS & PARKING:

- ✓ Prominent storefront signage available. Excellent access by car, bike or public transportation. Street 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
www.brentcomrealty.com

The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to age, square footage, income, expenses, data and other information contained herein are approximate and subject to change. Prospective purchasers or tenants shall not construe the information as legal or tax advice. Buyers or tenants should conduct their own independent investigations and rely only on those results. All properties subject to change or withdrawal without notice. E. & O. E.