

FOR LEASE: Retail

550 Montreal Road, Ottawa, ON



DESCRIPTION: **Former Restaurant**

- ✓ Retail Space located beside Beer Store and adjacent to Montreal Square Shopping Centre on the major commercial node Montreal Road just east of St. Laurent Blvd., and the Aviation Parkway. Well serviced by public transportation. Great exposure, high vehicle traffic counts offering close proximity and easy accessibility to the busy residential neighbourhoods of Rockliffe, Beechwood and Kingsview Park.
- ✓ Close to Montfort Hospital, and neighbor to prominent national tenants such as Caisse Populaire, Swiss Chalet, M&M Meats, Pizza Hut, The Cooperators, The UPS Store, Farm Boy, Tim Horton's, Shoppers Drug Mart, McDonald's, Royal Bank, Independent Grocer, TD Canada Trust.

SPACE AVAILABLE:

- ✓ Approximately 2,100 square feet available (former restaurant). Furniture, Fixtures and Equipment negotiable.

RENTAL RATE:

- ✓ \$43.00 per square foot per annum semi-gross (Includes Rent, Operating Costs and Realty Taxes). Tenant responsible for all Utilities (separately metered) and Garbage.

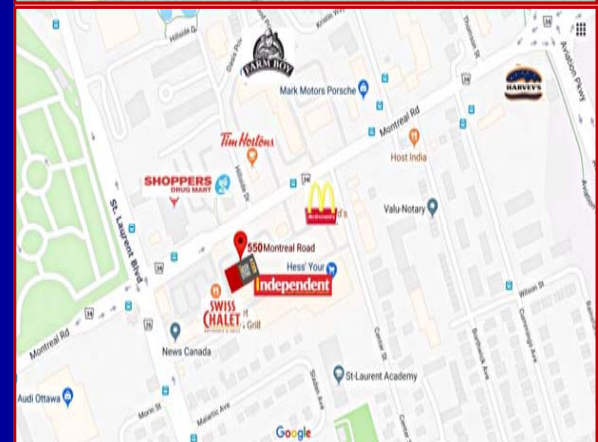
SIGNAGE & PARKING:

- ✓ Storefront available on busy Montreal Road. Ample parking. Property has legal access to 165 parking spaces.

ELECTRICAL: (to be verified by tenant)

- ✓ 225 amp; 120/240 volt; 3 phase 4 wire; circuits 42/84.

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For more information please contact:

BRENT TAYLOR, Broker of Record/President
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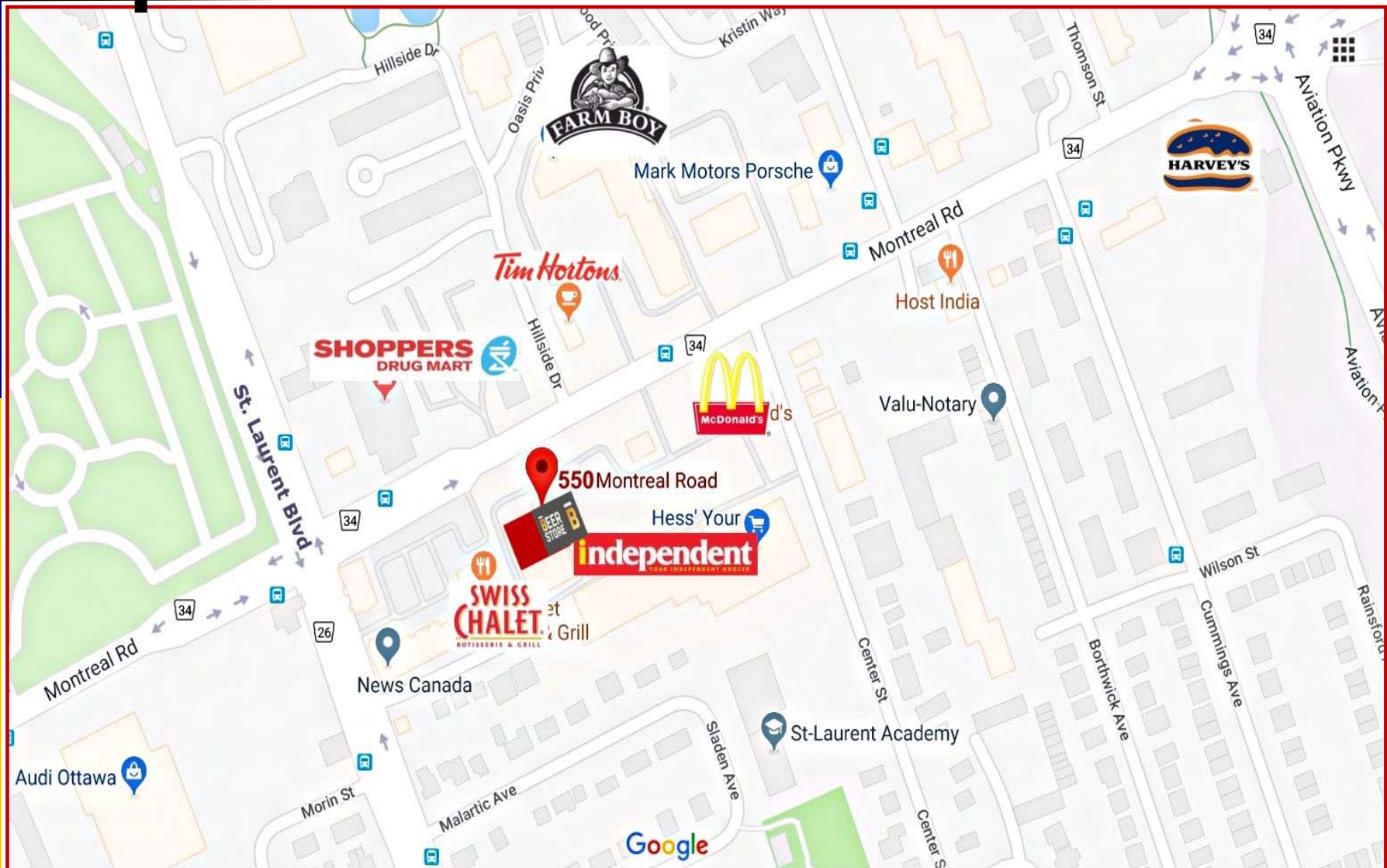
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