

FOR LEASE: RETAIL

55 & 71 Montreal Road, Vanier



DESCRIPTION:

- ✓ Busy street front plaza located on Montreal Road, a major arterial road between downtown Ottawa (Rideau Street) and the Vanier Parkway.

SPACE AVAILABLE:

55 Montreal Road — 2,150 square feet restaurant space potentially available

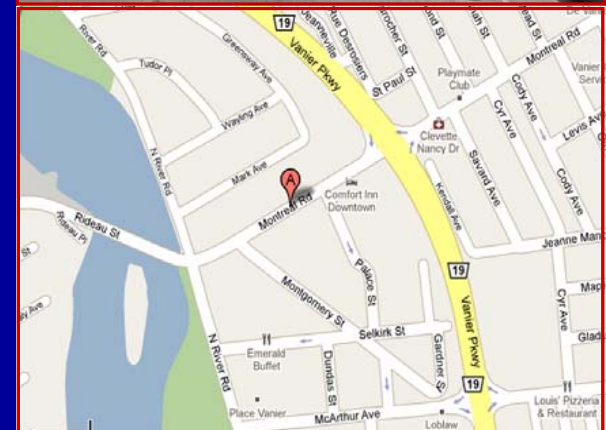
- ✓ Gross Rental Rate: \$5,000.00 per month gross (escalating over a 5-year lease term).
- ✓ Operating Cost & Realty Tax escalations over 2019 base year.
- ✓ Separately metered for hydro.

71 Montreal Road — 2,460 square feet

- ✓ Gross Rental Rate: \$4,000.00 per month gross (escalating over a 5-year lease term).
- ✓ Operating Cost & Realty Tax escalations over 2019 base year.
- ✓ Separately metered for hydro.

SIGNAGE AND PARKING:

- ✓ Storefront signage. Ample street parking.



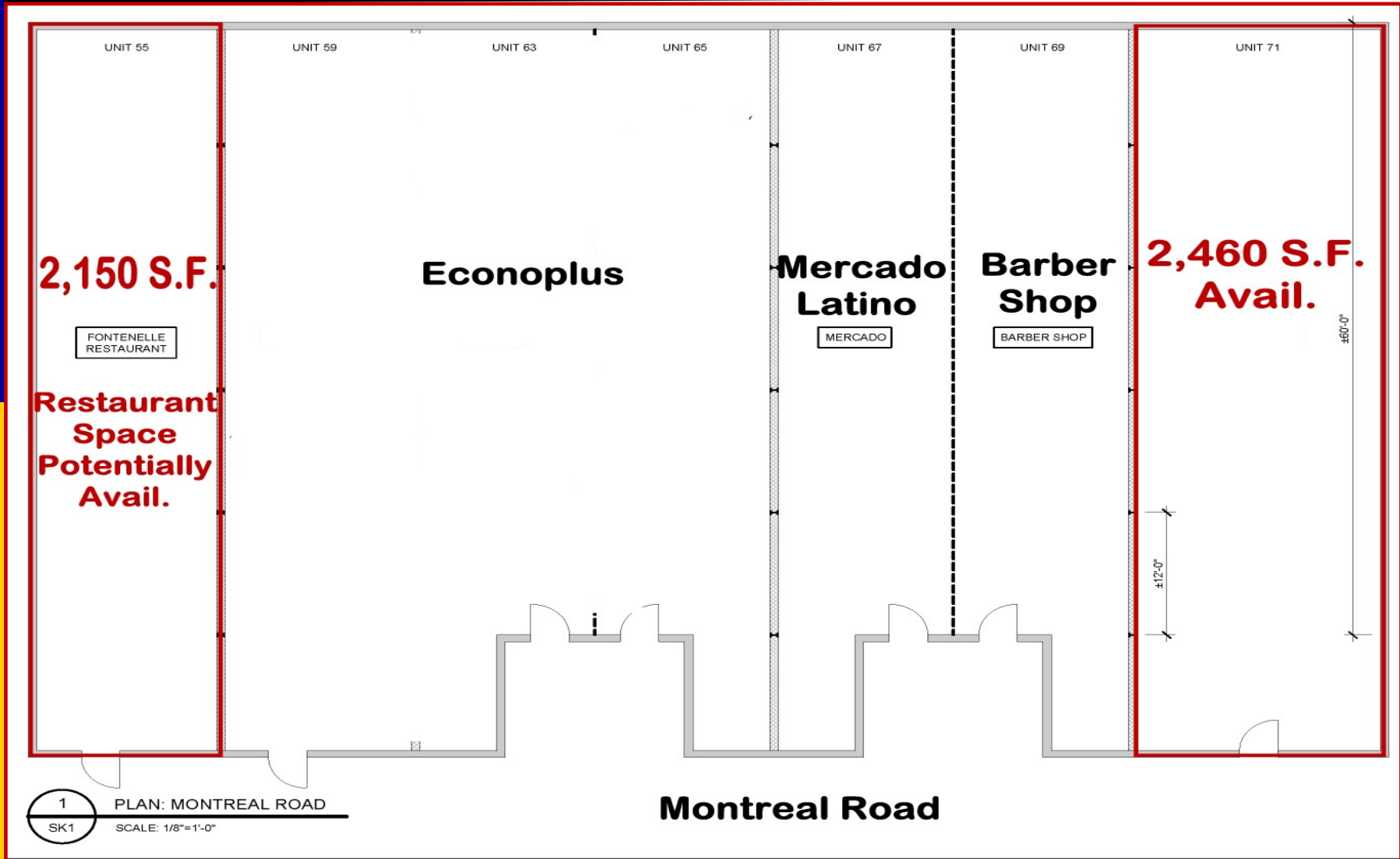
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