

# FOR LEASE:

## 69 Montreal Road, Vanier, ON



### DESCRIPTION:

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

### SPACE AVAILABLE:

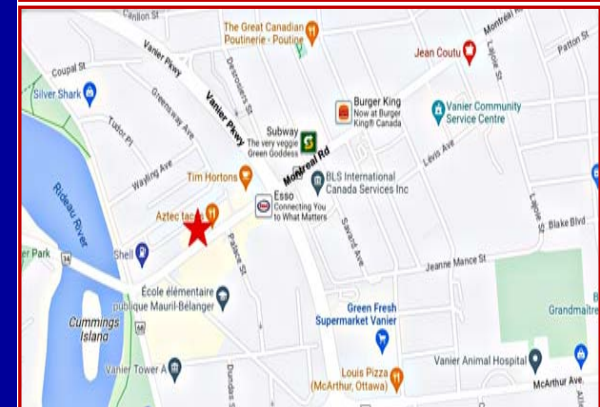
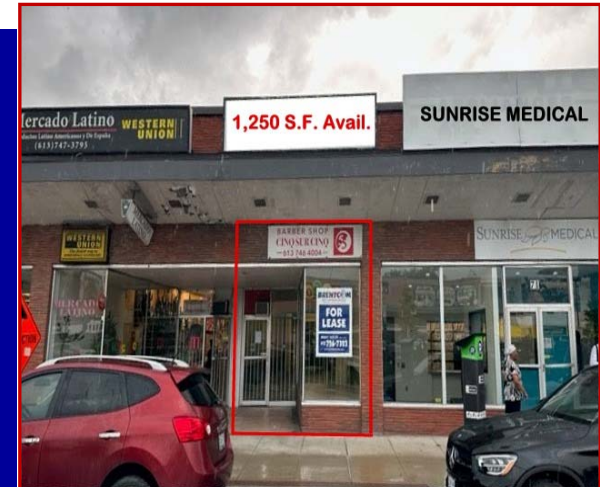
- ✓ 1,250 square feet.

### DETAILS:

- ✓ \$ 2,500.00 per month gross (escalating over 5-year term).
- ✓ Separately metered for hydro. Heat (Gas - common boiler) and Water included in Operating Costs.
- ✓ Operating cost & Realty Tax escalations over 2023 base year.

### SIGNAGE AND PARKING:

- ✓ Good storefront signage.
- ✓ Ample street parking.



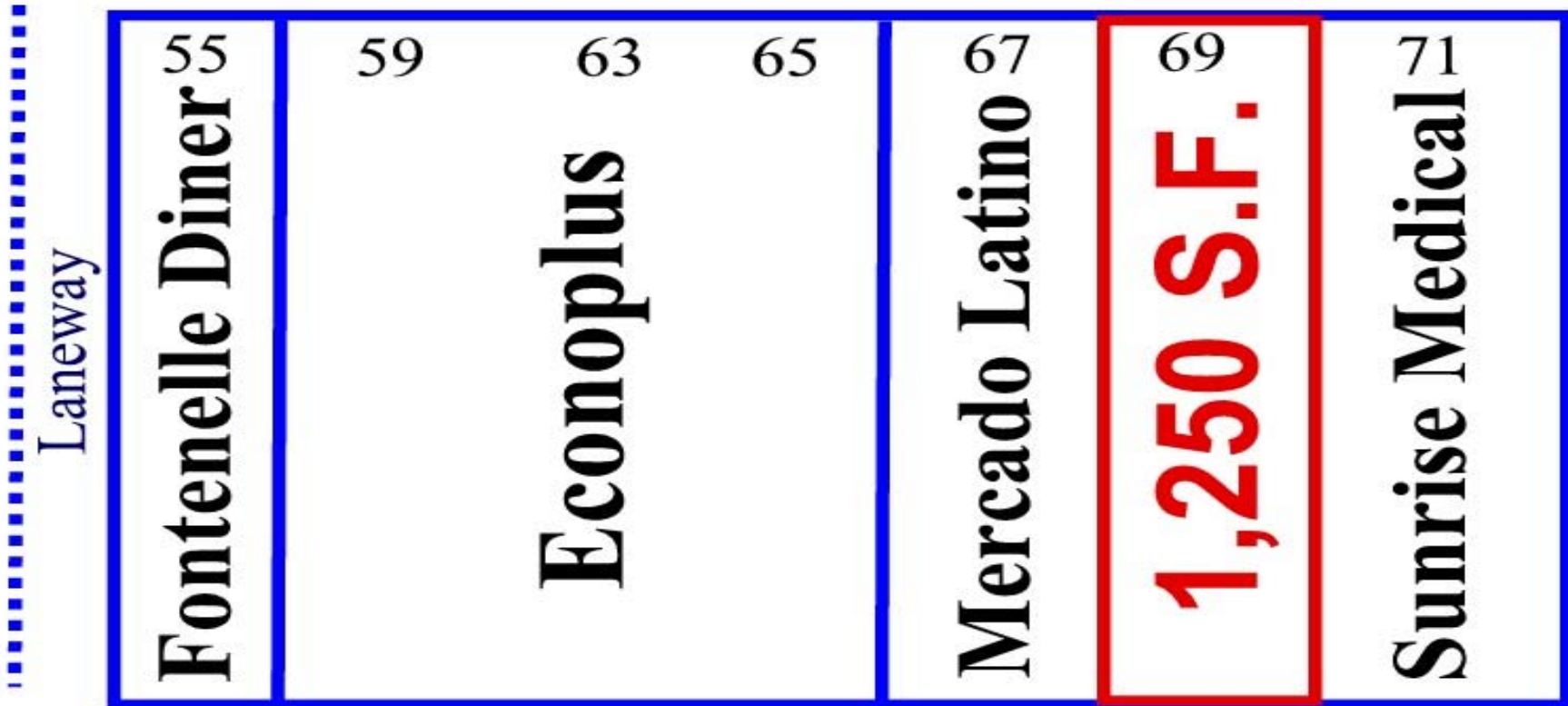
*For more information please contact:*

**BRENT TAYLOR**, Broker of Record / President  
**BRENTCOM REALTY CORPORATION, BROKERAGE**  
Tel: (613) 726-7323  
Email: [brent@brentcomrealty.com](mailto:brent@brentcomrealty.com)  
[www.brentcomrealty.com](http://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.

**FOR LEASE:**

**69 Montreal Road, Vanier, ON**



Street Parking Only

**Montreal Road, Vanier, ON**

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.

**FOR LEASE:**

**69 Montreal Road, Vanier, ON**

**BRENTCOM**  
REALTY CORPORATION, BROKERAGE  
COMMERCIAL SALES • COMMERCIAL LEASING • CONSULTING



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.