

FOR LEASE: 71 Montreal Road, Vanier



DESCRIPTION: **RETAIL / OFFICE / MEDICAL**

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

SPACE AVAILABLE:

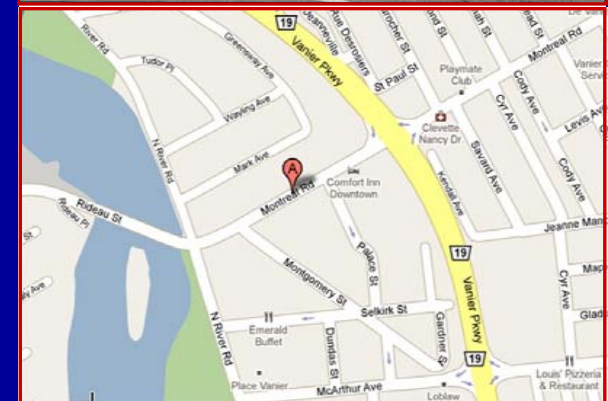
✓ 2,460 square feet rentable.

DETAILS: **Available May 1, 2025**

- ✓ \$25.00 per square foot Gross (escalating over 5-year term).
- ✓ Operating Cost & Realty Tax escalations over 2025 base year. Separately metered for hydro.

SIGNAGE AND PARKING:

✓ Storefront signage. Ample street parking.



For more information please contact:

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FOR LEASE:

71 Montreal Road, Vanier



Laneway

55	59	63	65	67	69	71
Restaurant		Econoplus		Mercado Latino	Mobile Phone	2,460 S.F.

Street Parking Only

Montreal Road, Vanier, ON

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