

FOR LEASE: Prime Glebe Retail

837 Bank Street, Ottawa, ON



DESCRIPTION: Retail Inline Unit - Available Immediately

- ✓ Ideally located at Fifth + Bank, this highly visible opportunity on Bank Street is a great location for retail businesses. With lots of foot traffic around the neighbourhood, attracting customers will be easy. High pedestrian and vehicle traffic counts at this central downtown location.
- ✓ Signalized corner. Prominent Signage. Ample street parking. Well-served by public transportation. Close to HWY 417.
- ✓ Join ground floor tenants Von's Bistro, Ichiban Bakery, Sushi, Shop, Pilates, Eyes in the Glebe Optical, Mickie Macks Haberdashery, Drip House and Havana Cigars; and 2nd floor tenants Flipper's Seafood Restaurant, Glebe Dental Centre, Layers Hair Design, Glebe Psychotherapy, Accent on Beauty Esthetics Shop/Massage, Connelly Group of Companies.
- ✓ Steps away from Lansdowne Park. Close to McDonald's, Kettleman's Bagel, Beer Store, Whole Foods, Score Pizza & Superette.

SPACE AVAILABLE: Former Ice Cream Shop/Barber Shop

- ✓ 756.63 square feet rentable. Bank Street storefront facing Bank Street.
- ✓ Asking Minimum Rent: \$50.00 per square foot per annum net.

OPERATING COSTS:

- ✓ 22.00 per square foot per annum (estimate) includes Water.
- ✓ Hydro and Gas separately metered.

DETAILS:

- ✓ Separate rooftop HVAC unit/AC split system - Carrier ML14XC15024-230A05 (serial # 1921F39260), capacity 2-ton.
- ✓ Electrical is 200 Amp.



For more information please contact:

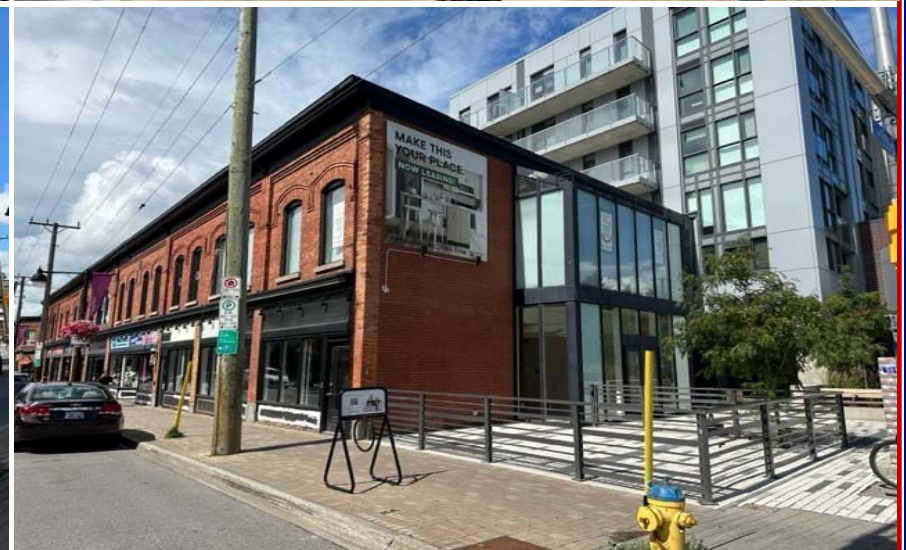
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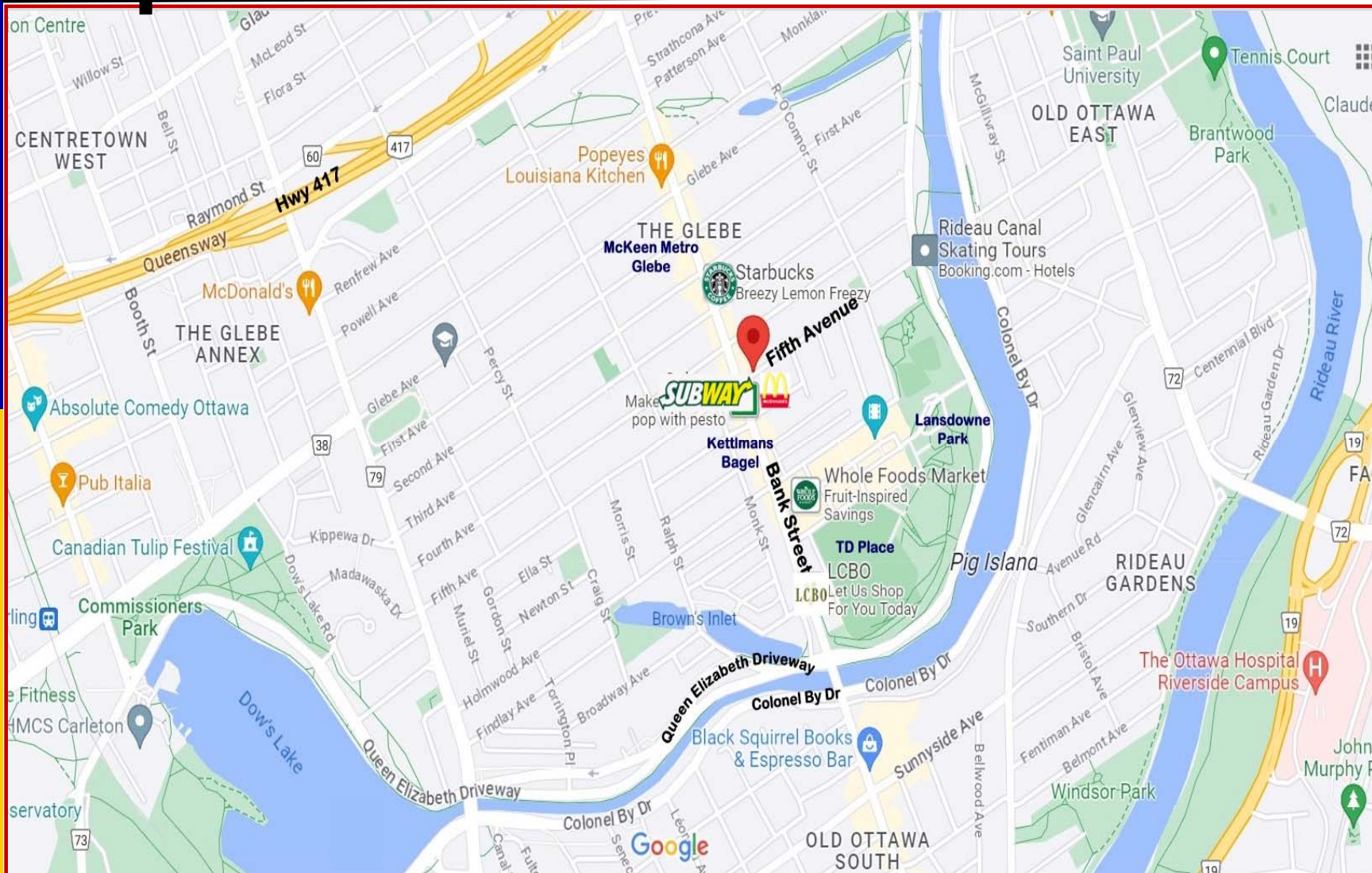
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