

FOR LEASE: Prime Retail

841-843 Bank Street, Ottawa, ON



DESCRIPTION:

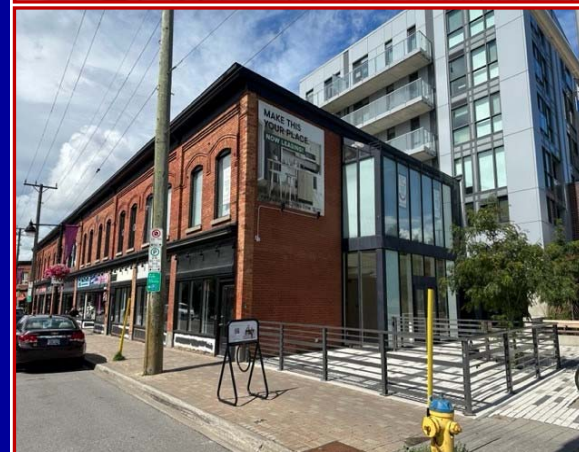
- ✓ Ideally located at Fifth + Bank, this highly visible corner is a great location for retail businesses. With lots of foot traffic around the neighbourhood, attracting customers will be easy. High pedestrian and vehicle traffic counts at this central downtown location. Signalized corner. Prominent 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, Imperial Barber Shop, Lois 'N' Frima's Ice Cream; 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:

- ✓ **841 Bank Street - Retail Inline Unit - Available Immediately**
 - ✓ 1,124 square feet rentable. Bank Street storefront facing Bank Street.
 - ✓ Asking Minimum Rent: \$40.00 per square foot per annum net.
 - ✓ Mechanical system replaced July 2022 with a 2.5 ton unit. Electrical is 100 Amp.
- ✓ **843 Bank Street - Retail Corner Unit with Patio - Available Immediately**
 - ✓ 1,204 square feet rentable at the corner of Bank Street and Fifth Avenue. No restaurants due to the space has no ability to vent the cooking vent to the outside of the building.
 - ✓ Asking Minimum Rent: \$50.00 per square foot per annum net.
 - ✓ Mechanical system replaced August 2022 with a 6.5 ton unit. Electrical is 200 Amp.

OPERATING COSTS:

- ✓ \$24.63 per square foot per annum (estimate) [Realty Tax: \$15.45 p.s.f. (includes 15% admin); CAM: \$9.18 p.s.f. (Includes Water. Hydro and Gas separately metered).]



For more information please contact:

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

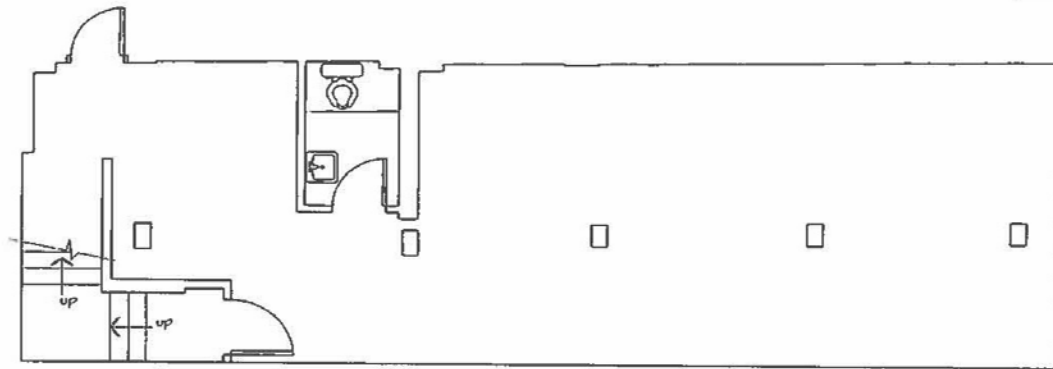
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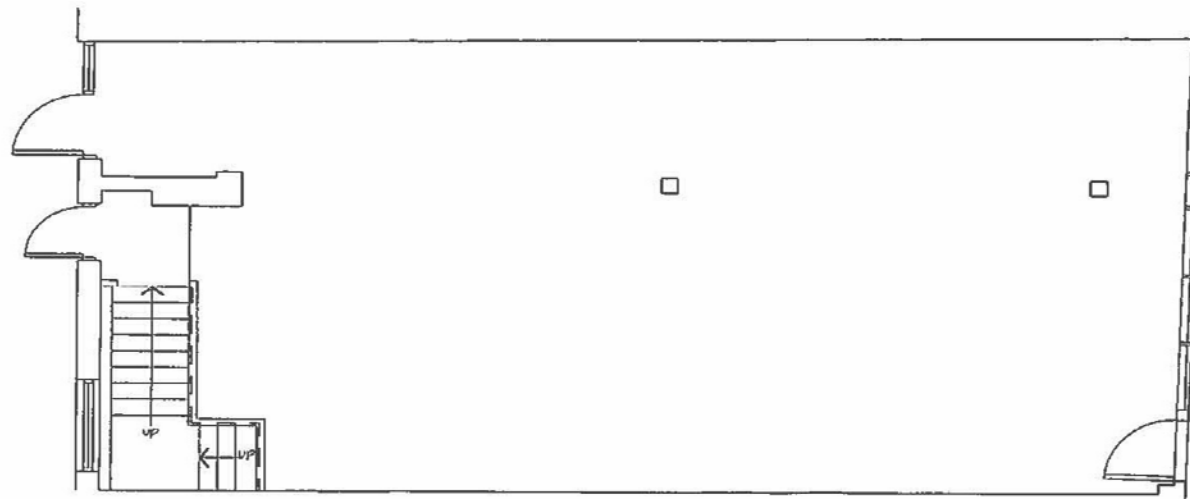
841 Bank Street, Ottawa, ON



**Retail Inline Unit:
1,124 square feet**



BASEMENT FLOOR PLAN



FIRST FLOOR PLAN

BANK STREET

add
1000
P.O. Box 10
Ottawa, Ont. K1N 2B9
Tel: (613) 696-8795
Email: add@addproperties.ca

DATE: Feb. 17, 2013
SCALE: 3/16" = 1' 0"

DESIGN: CBL
DRAWN: CBL

841 Bank Street, OTTAWA
FOR MINTO PROPERTIES INC.

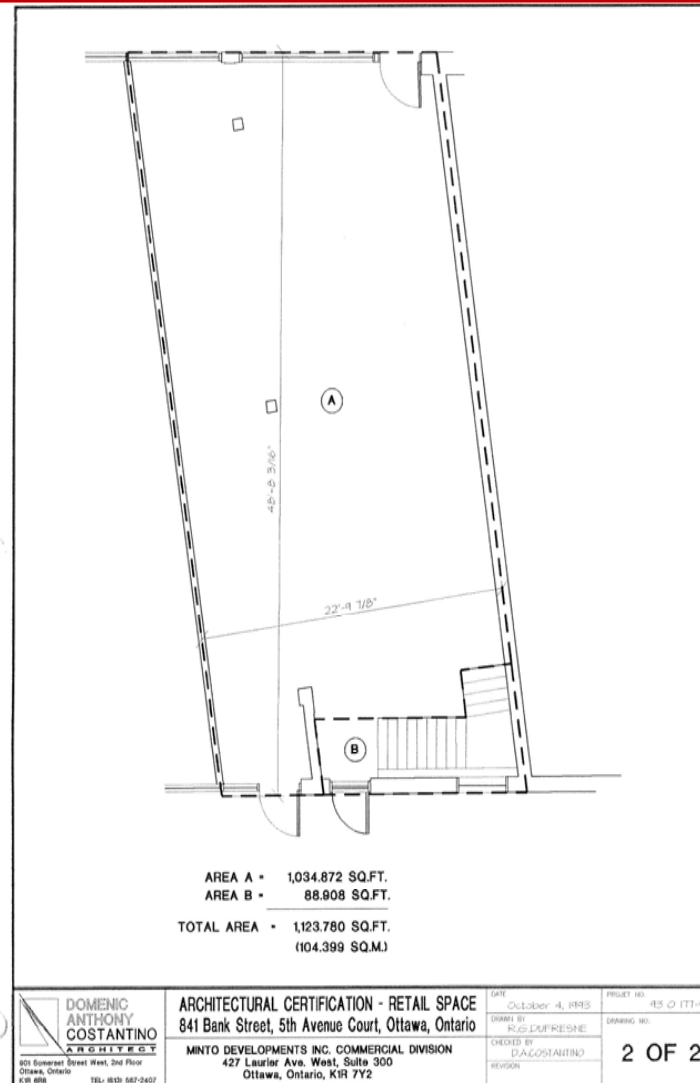
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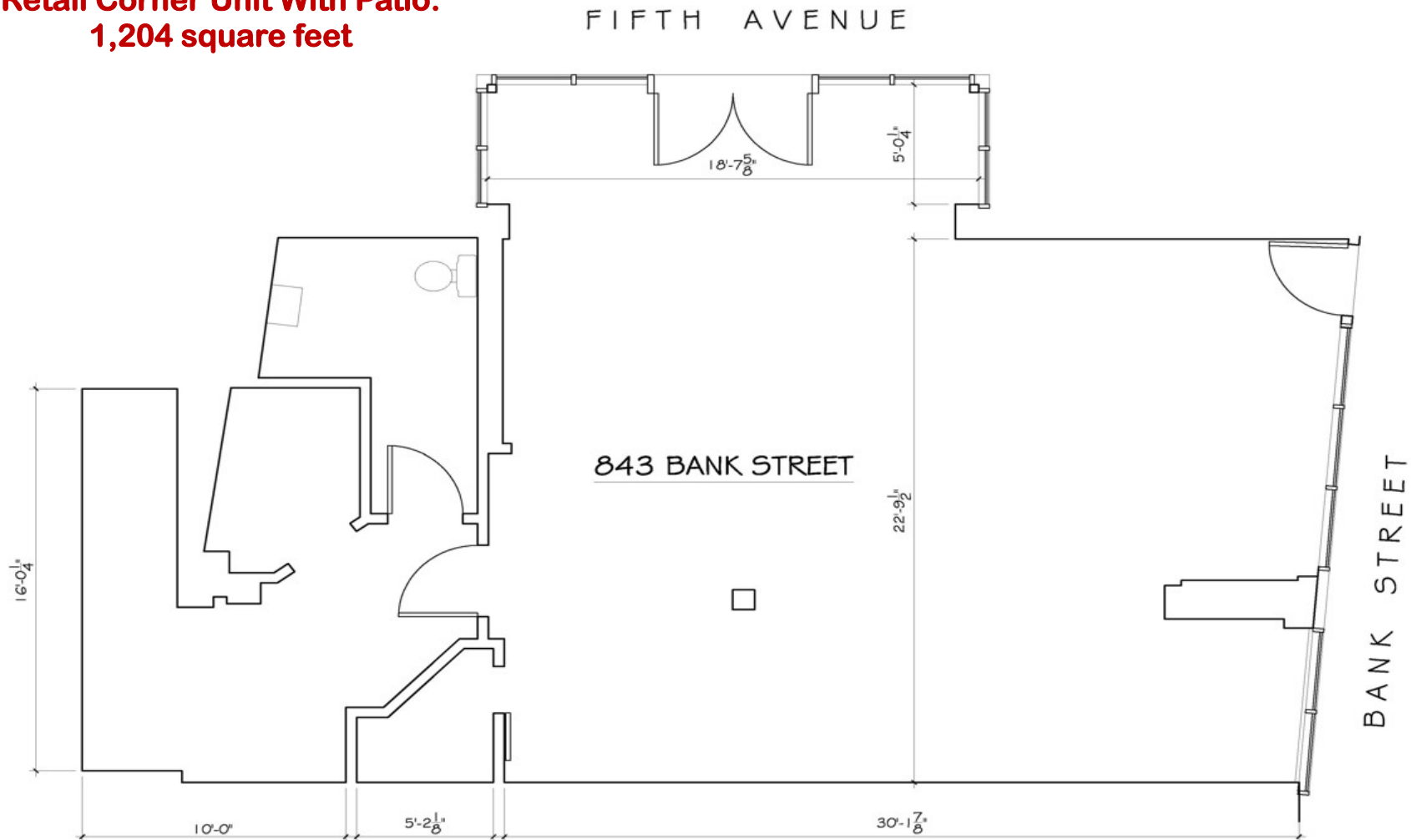
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Retail Corner Unit With Patio:
1,204 square feet

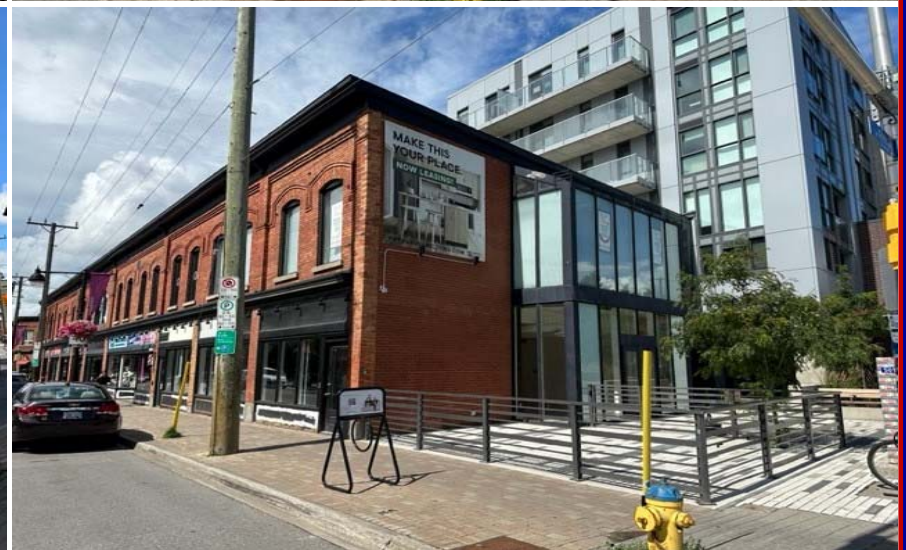


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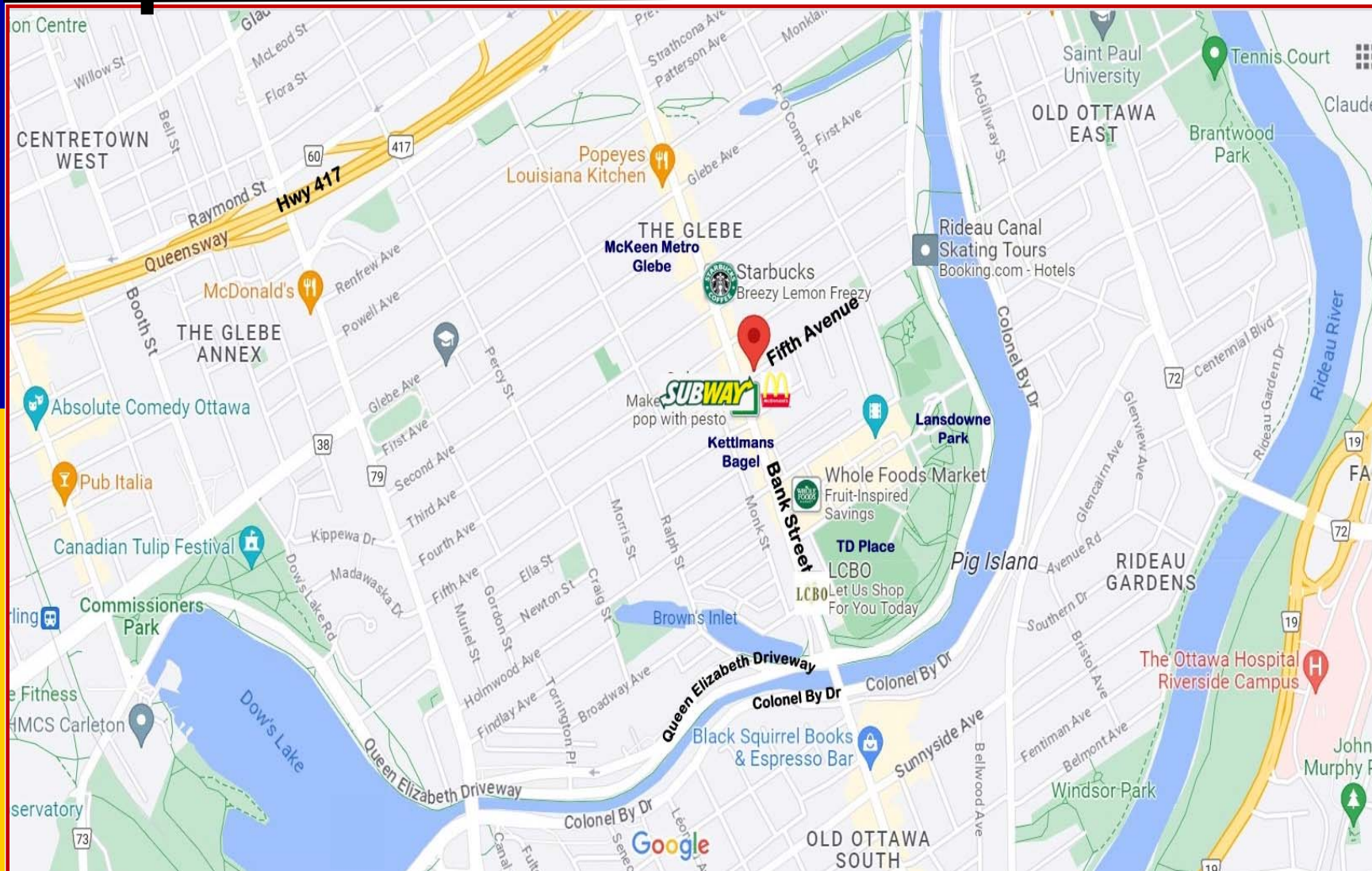


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