

# FOR LEASE: Prime Retail

## 88 Beechwood Ave., Ottawa, ON



### ***ONLY ONE STORE REMAINING!***

#### **DESCRIPTION:** [Link to: Minto Apartments 88 Beechwood](#)

- ✓ Retail units available on ground level of Minto's newly constructed high profile condominium development located at Beechwood Avenue and Loyer Street in New Edinburgh, one of Ottawa's historic, highly sought after and high-end neighbourhoods.
- ✓ Join Red Door Provisions Bakery/Café and Nails Salon. Ideal for gallery, florist, hardware store, book/gift store, chocolatier, other retail.
- ✓ Close to Metro, Shell, Clocktower, Scone Witch, Quickie, Bank of Montreal, and Subway, LCBO, Starbucks.
- ✓ High traffic, walkable area with great visible signage on Beechwood Avenue in a busy and high density affluent area close to downtown Ottawa with excellent access to public transportation.

#### **SPACE AVAILABLE:**

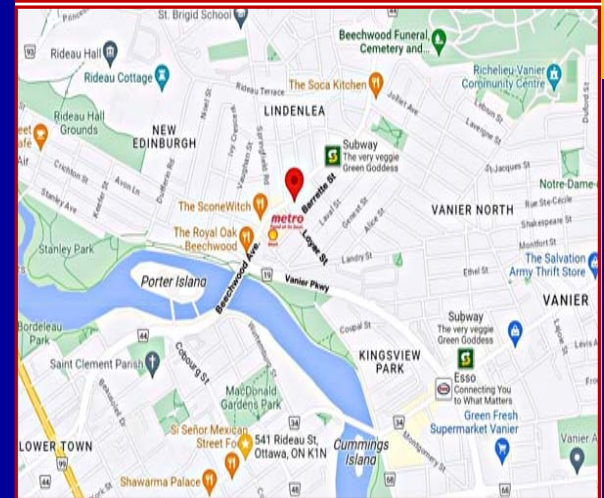
- ✓ **80 Beechwood:** Approximately 1,856 square feet.

#### **NET RENTAL RATE:**

- ✓ \$32.00 per square foot per annum net.

#### **OPERATING COSTS:**

- ✓ \$17.00 per square foot per annum (estimate). [Realty Tax: \$14.17 p.s.f.; CAM: \$4.90 p.s.f.]
- ✓ Utilities extra. Utilities to be separately metered or check metered by Landlord.



*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.

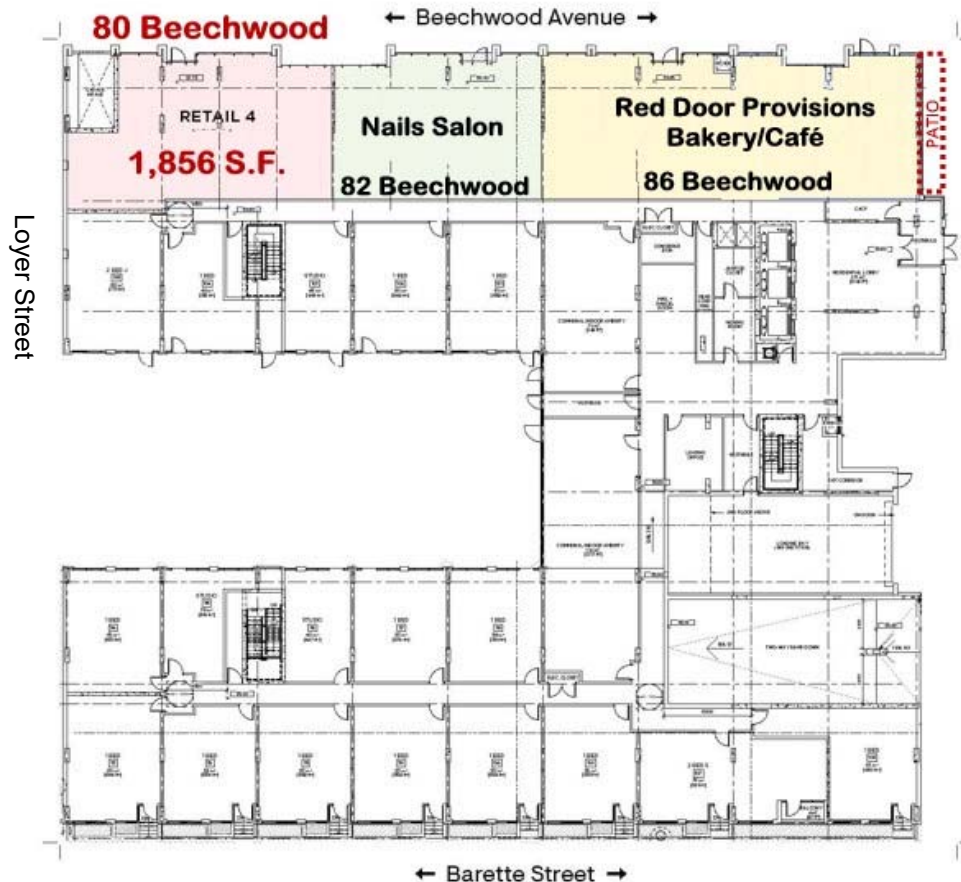
# FOR LEASE: Prime Retail

## 88 Beechwood Ave., Ottawa, ON



### Premises Available for Lease:

Available Q4 2023 • Retail Units - Total of 6,095 S.F.



### Costs:

- Net Rental Rate: \$32.00/sq. ft./year
- Taxes & Operating Costs: \$17.00/sq. ft./year (estimated)
- Utilities extra

### Units Available:

- Retail Unit 1 • **LEASED!**
- Retail Unit 2 • **LEASED!**
- Retail Unit 3 • **LEASED!**
- Retail Unit 4 • 1,856 S.F.  
Available

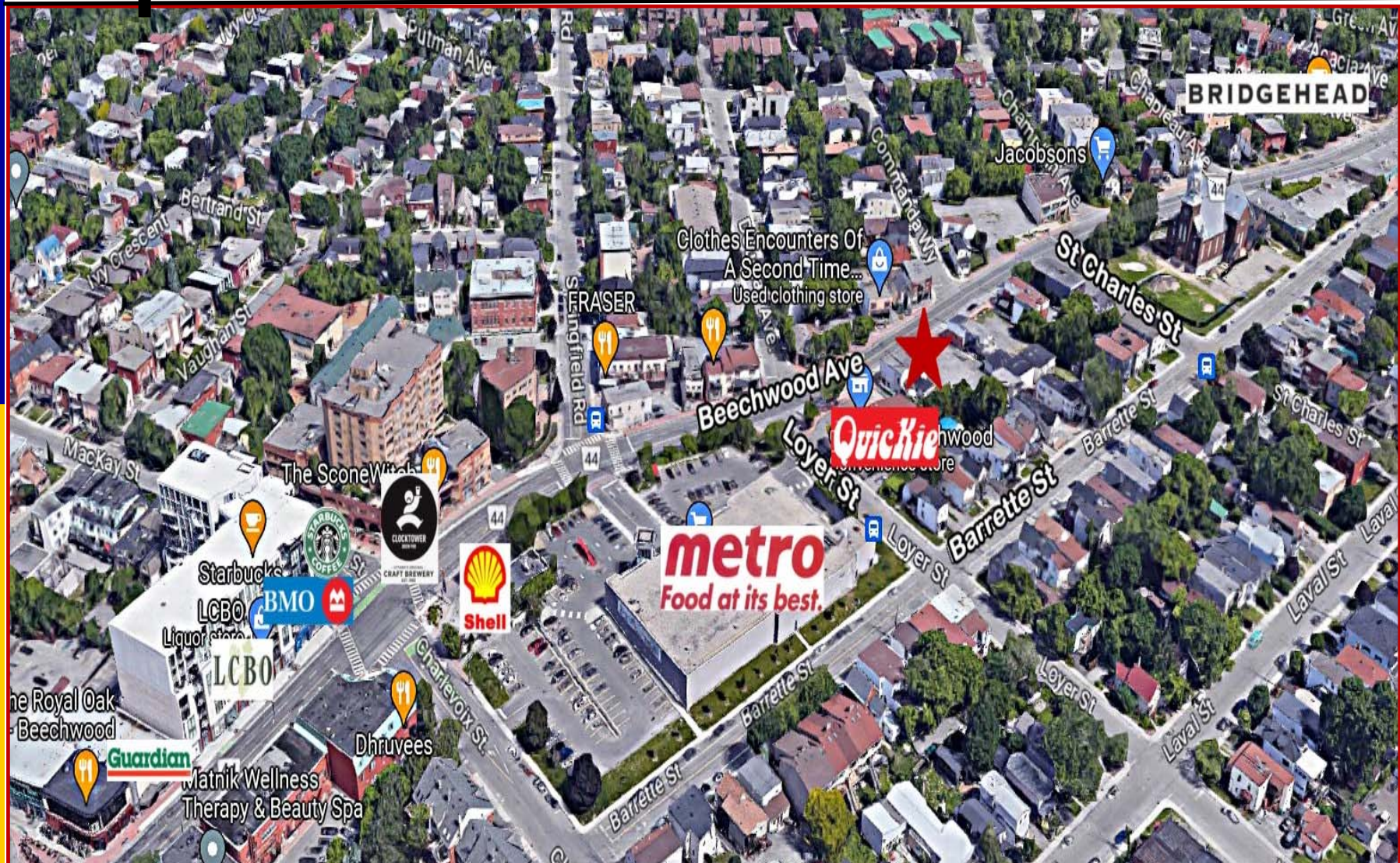
The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to age, square footage, income, expenses, data and other information contained herein are 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: Prime Retail

## 88 Beechwood Ave., Ottawa, 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.