

FOR SUBLEASE: **Retail** Alta Bank Plaza, Ottawa, ON



DESCRIPTION: **2674 Alta Vista Drive, Ottawa**

- ✓ **Alta Bank Plaza** is an established community shopping centre located at the corner of Alta Vista Drive and Bank Street. This busy neighbourhood centre services Alta Vista, South Keys, Walkley Road, Riverside Drive, Pleasant Park, Bank Street. High traffic location.
- ✓ Surrounded by residential neighbourhoods and amenities like Service Ontario which create a steady flow of traffic and attract a wide variety of customers to the plaza.
- ✓ Join KFC, Scotiabank, Subway, Gabriel Pizza, Promed Pharmacy, ShinyBud. Neighbouring tenants include Independent Grocer, Chez Cora, Pet Valu, Dollarama.

RETAIL SPACE AVAILABLE: Lease expires February 28, 2025.

- ✓ 2674 Alta Vista Drive - Approx. 1,264.93 square feet rentable.

NET RENTAL RATE:

- ✓ Present Date to February 28, 2022 - \$23.00 per square foot per annum net.
- ✓ March 1, 2022 to February 28, 2023 - \$24.00 per square foot per annum net.
- ✓ March 1, 2023 to February 28, 2024 - \$25.00 per square foot per annum net.
- ✓ March 1, 2024 to February 28, 2025 - \$26.00 per square foot per annum net.

OPERATING COSTS:

- ✓ \$ 17.36 per square foot (estimate)

SIGNAGE AND PARKING:

- ✓ Great storefront signage. Potential pylon signage. Ample free parking.



For more information please contact:

BRENT TAYLOR, Broker of Record / President
BRENTCOM REALTY CORPORATION, BROKERAGE
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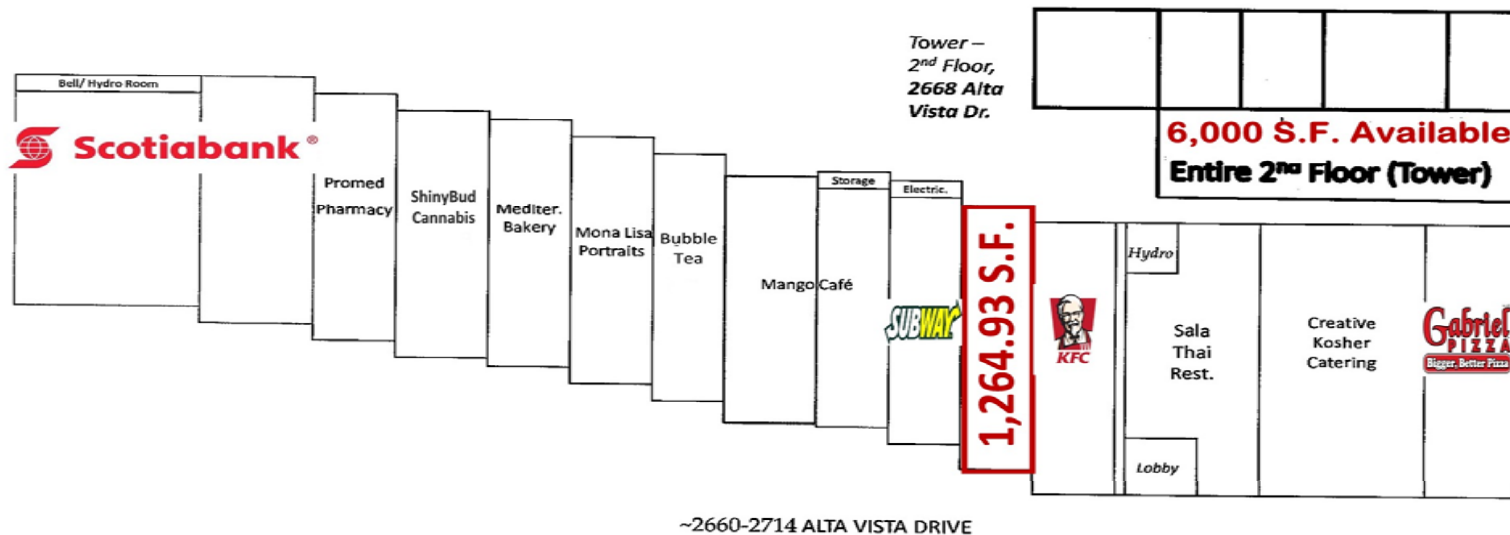
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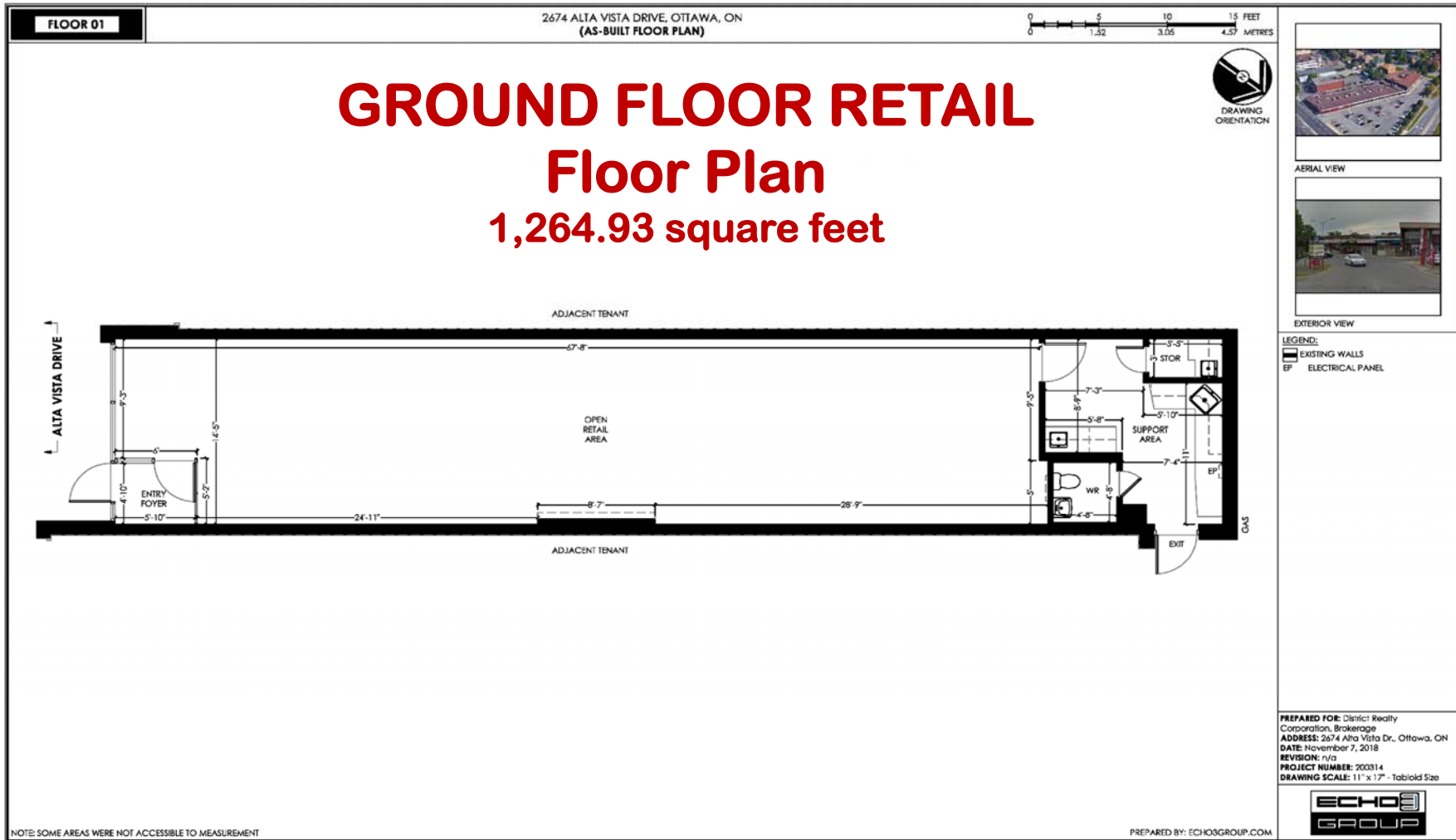
GROUND FLOOR RETAIL

ALTA BANK SHOPPING PLAZA



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