

# FOR LEASE: **Retail** Alta Bank Plaza, Ottawa, ON



## DESCRIPTION: **2660-2714 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 new KFC, Scotiabank, Subway, Gabriel Pizza, Promed Pharmacy.
- ✓ Neighbouring tenants include Independent Grocer, Chez Cora, Pet Valu, Dollarama.

## RETAIL SPACE AVAILABLE: **Former Hairdresser**

- ✓ **2702 Alta Vista Drive** - Approx. 1,582.71 square feet rentable.

## NET RENTAL RATE:

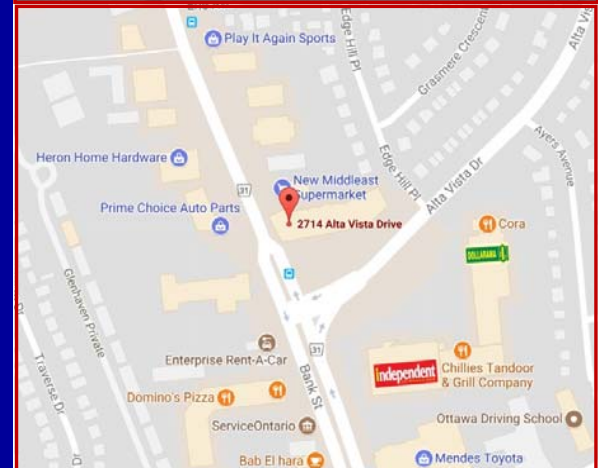
- ✓ \$ 25.00 per square foot net per annum.

## 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:*

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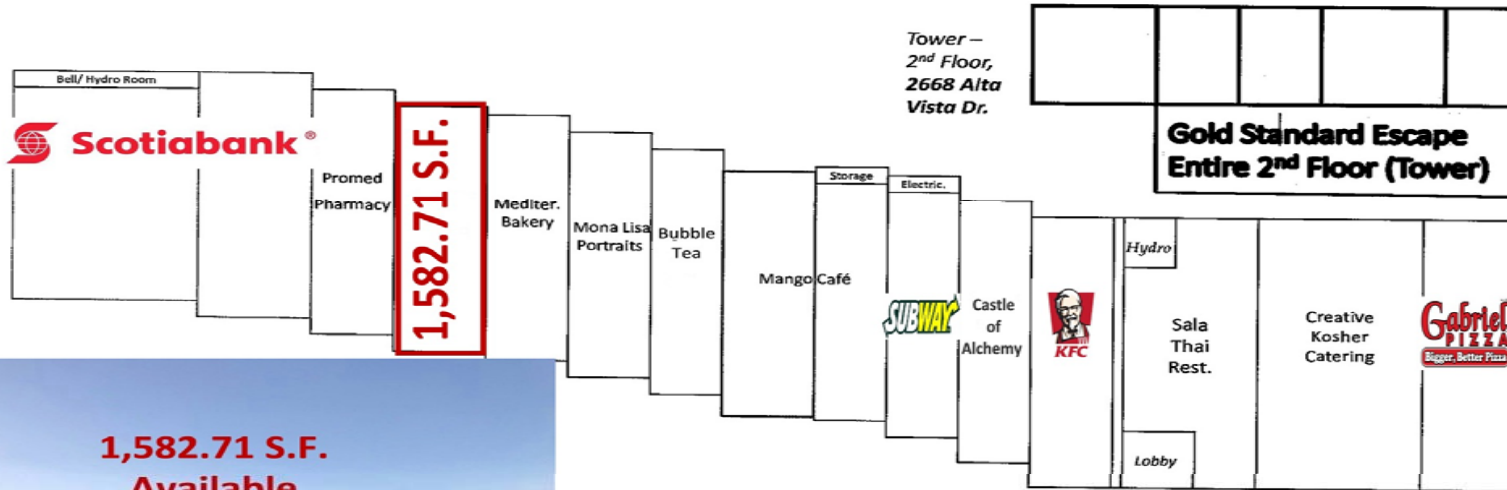
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### GROUND FLOOR RETAIL

#### ALTA BANK SHOPPING PLAZA

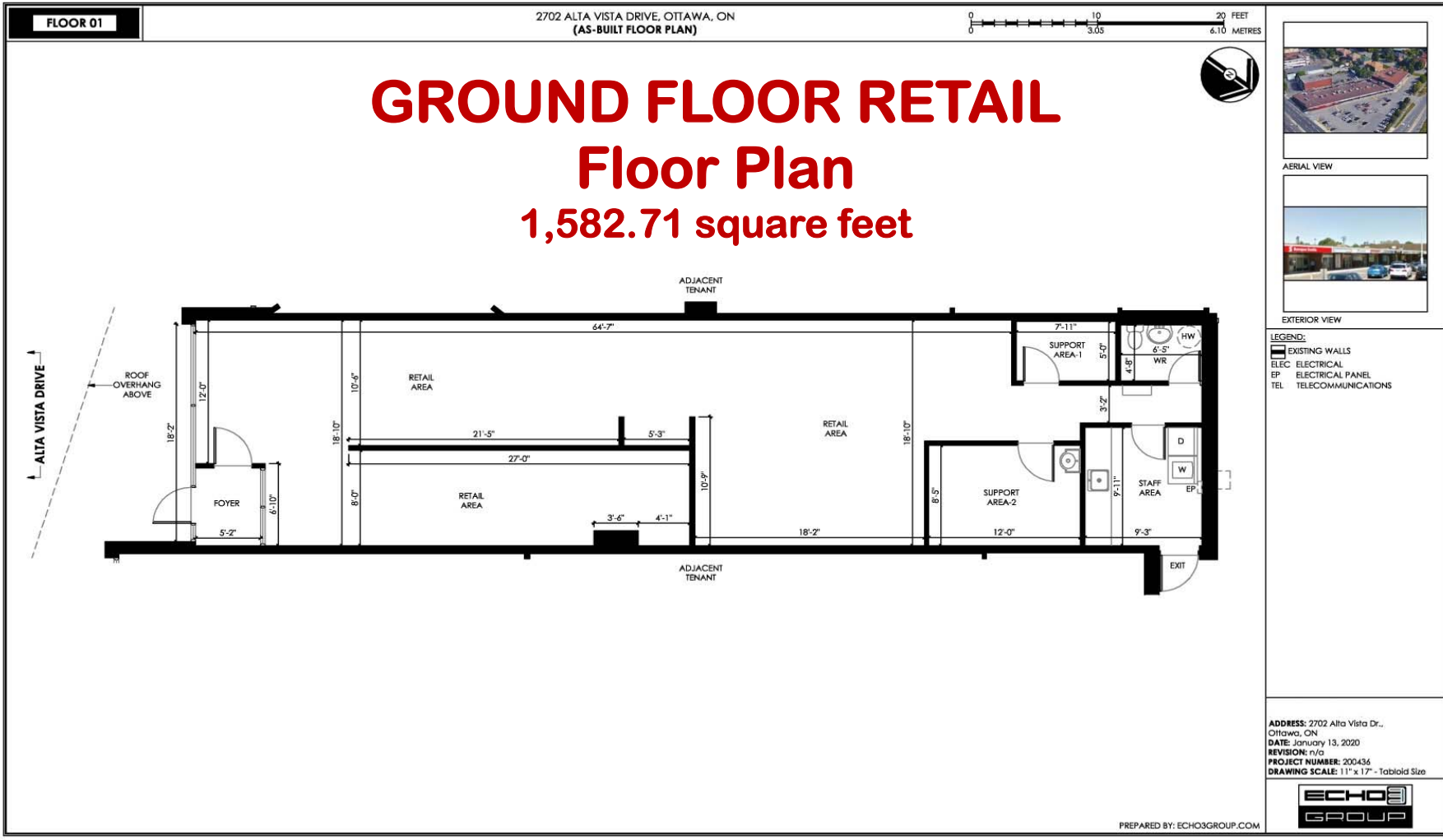


~2660-2714 ALTA VISTA DRIVE



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AERIAL VIEW



EXTERIOR VIEW

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