

# FOR LEASE: **RETAIL** Innes Rd. at Frank Bender St.



## DESCRIPTION: **Belcourt Commons - 3885 Innes Road, Orleans**

- ✓ Prime retail space available at busy neighbourhood plaza located at the corner Innes Road and Frank Bender Street, Orleans, in Ottawa east.
- ✓ Well-maintained plaza with strong tenant mix. Bright units with glass frontage and high ceilings. Surrounded by established residential.
- ✓ Join A&W, Sherwin-Williams Paints, Money Mart, Hair Salon, Dentist, Sushi, Family Physiotherapy Centre, and NÜ Eyeglass Company. Across from Walmart, Best Buy, Canadian Tire, Scotia Bank.
- ✓ Ideal location for retail and service retail.

## SPACE AVAILABLE: Available Immediately

- ✓ **3885 Innes Road - 2,188 Square feet contiguous**
- ✓ May be subdivided:
  - ✓ **Unit C (940 S.F.), Unit D (1,248 S.F.)**

## NET RENTAL RATE:

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

## OPERATING COSTS:

- ✓ \$16.50 per square foot per annum (estimate).

## FEATURES:

- ✓ Excellent Visibility. High Traffic location. Well serviced by public transit bus routes 25 and 131 on Innes Road. Storefront Signage and potential Pylon signage available.



*For more information please contact:*

**BRENT TAYLOR**, Broker of Record / President  
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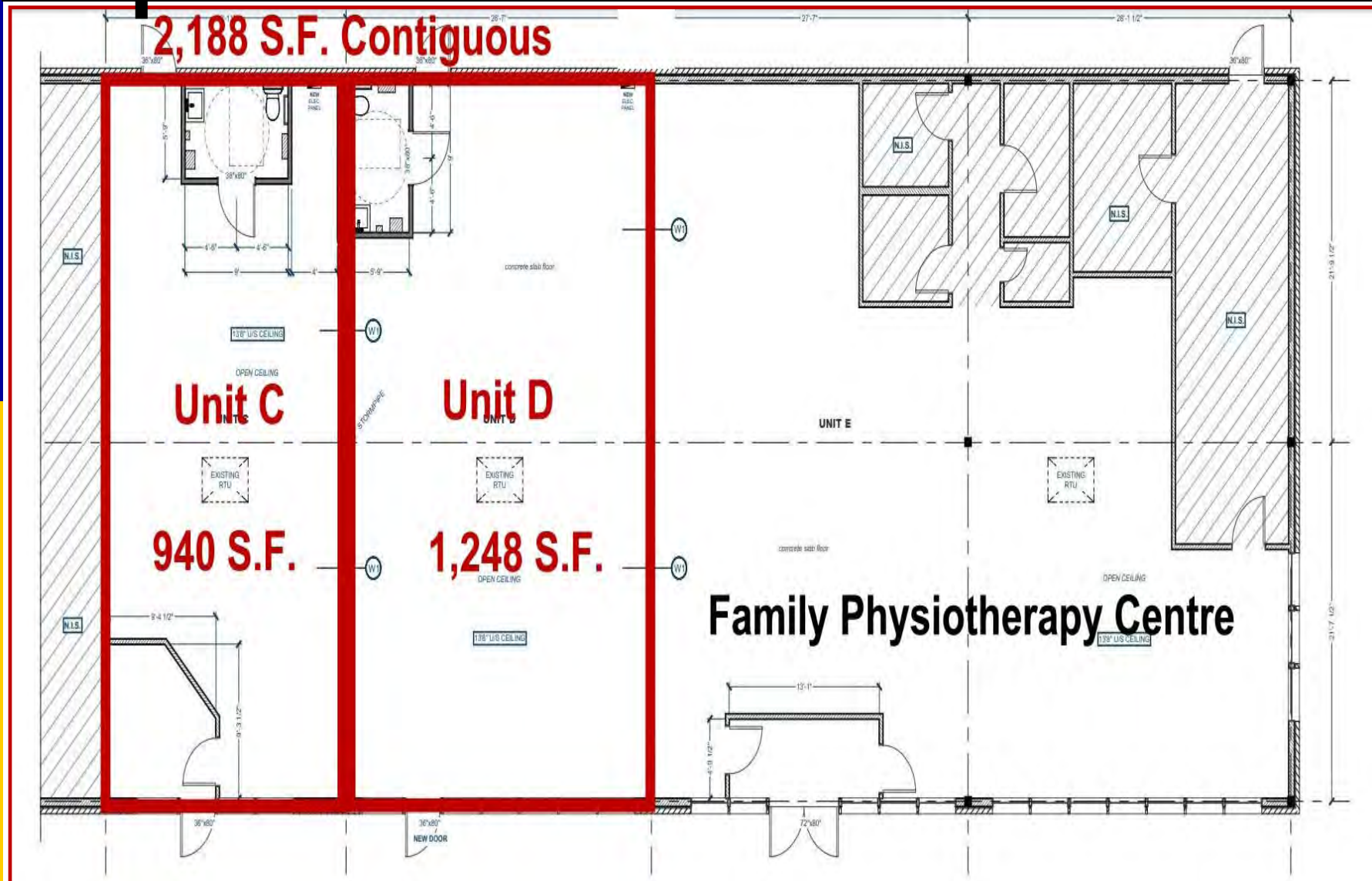


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**2,188 S.F. Contiguous**



**Family Physiotherapy Centre**

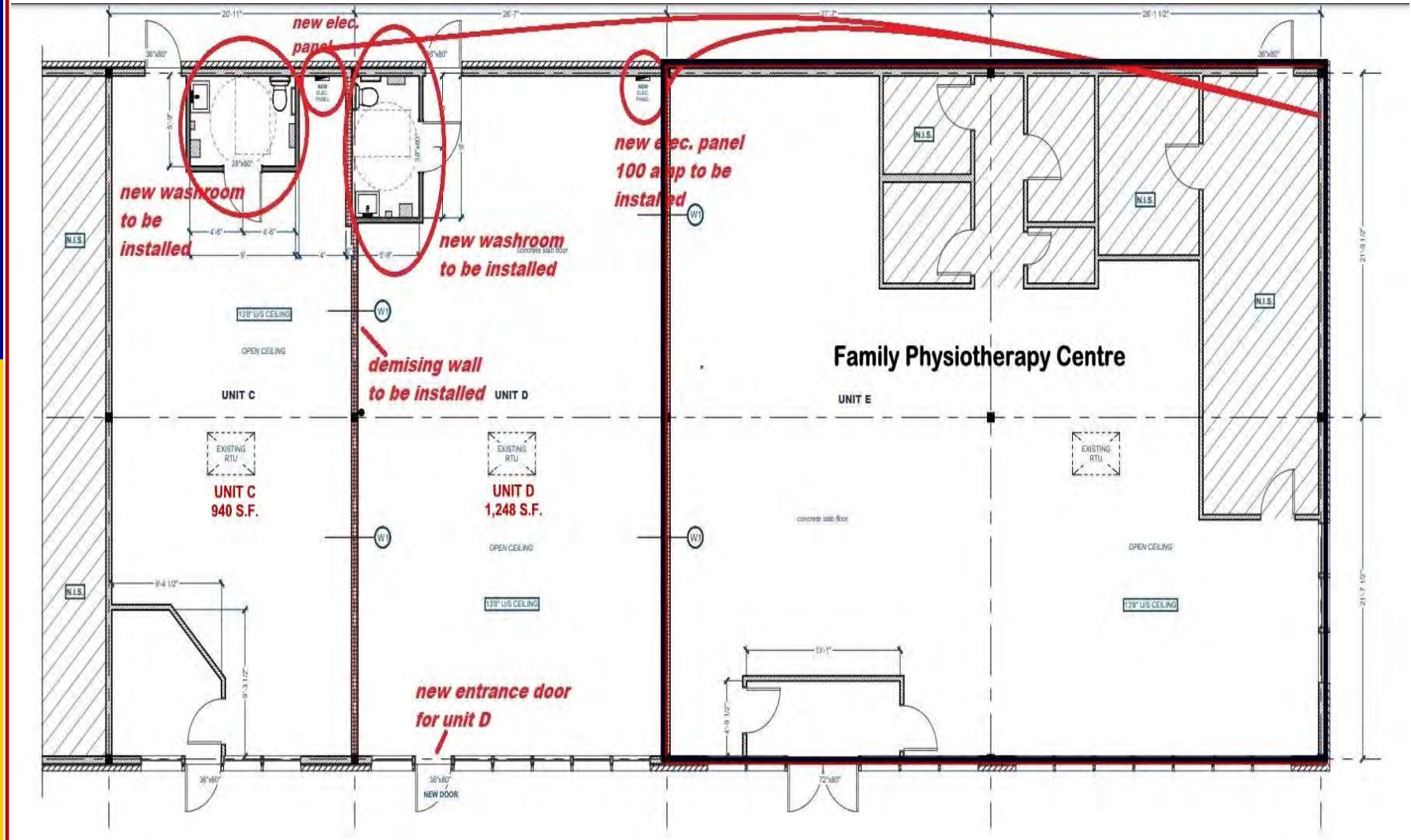
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### PROPOSED SPLIT FLOOR PLAN WITH SPECIFICATIONS



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