

For Lease - New Retail

10418 Highway 7, Carleton Place, ON



DESCRIPTION:

- ✓ Northwest corner of Highway 7 and McNeely Avenue, a major arterial road in Carleton Place beside busy Tim Horton's, Pizza Pizza and Pioneer Gas.
- ✓ Across from Canadian Tire and Independent Grocer, and Home Depot, Wal-Mart, Rona, LCBO, Staples, Starbucks.
- ✓ Ideal location for fast food/restaurant and other service retail.

SPACE AVAILABLE: Fall, 2021

- ✓ Up to 5,000 sq.ft. build-to-suit pad with drive-thru potential.
- ✓ Units from 1,200 square feet and up.

NET RENTAL RATE:

- ✓ Build-to-Suit Pad - Market Rent.

OPERATING COSTS(estimate):

- ✓ \$ 16.00 per square foot (Operating Costs \$6.50 p.s.f.; Realty Taxes \$9.50 p.s.f.).

SIGNAGE:

- ✓ Storefront signage available.
- ✓ Potential pylon signage.

PARKING:

- ✓ Ample parking available.



For more information please contact:

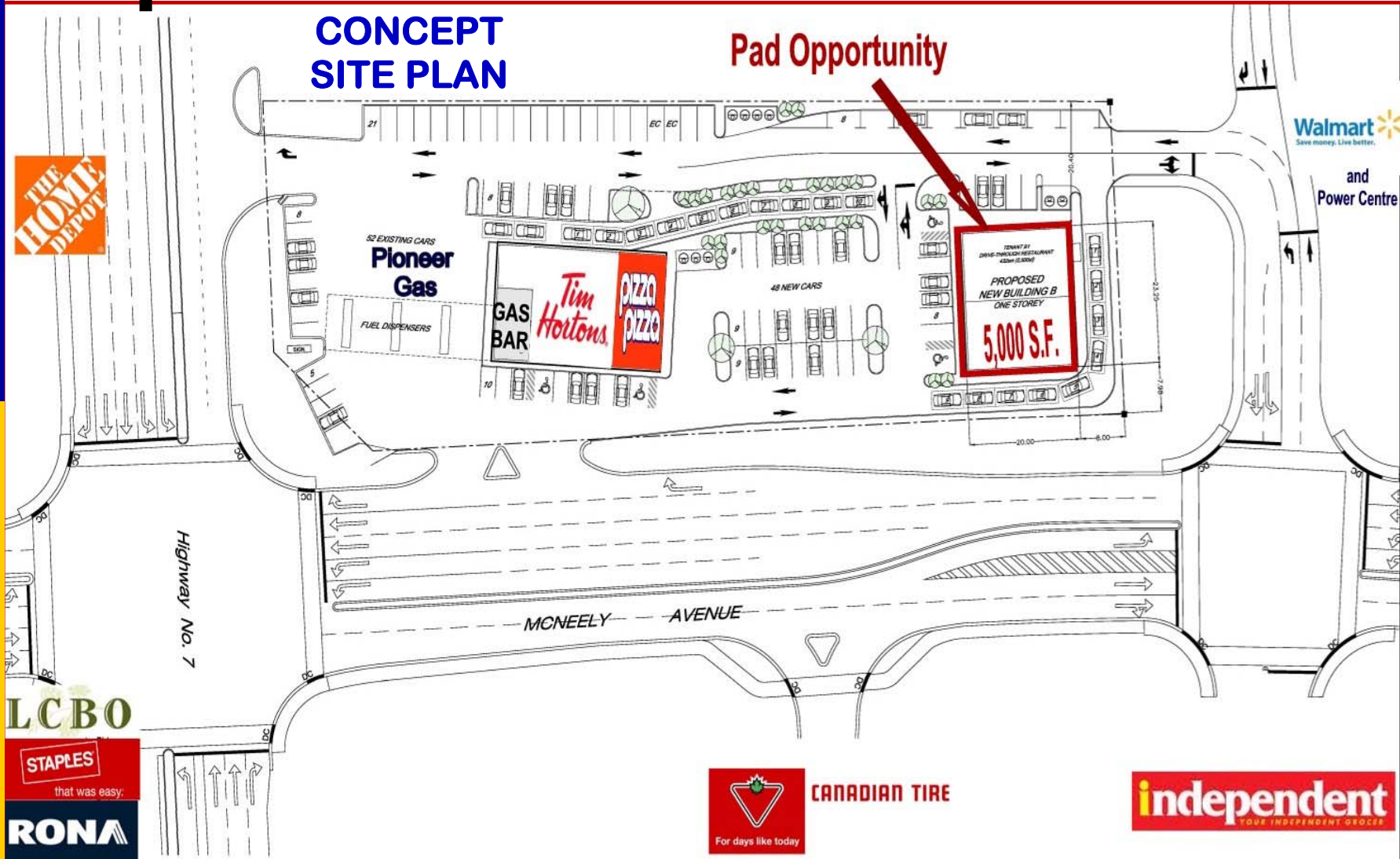
BRENT TAYLOR, Broker of Record / President
BRENTCOM REALTY CORPORATION, BROKERAGE
Tel: (613) 26-7323 Fax: (613)721-8849
Email: brent@brentcomrealty.com
www.brentcomrealty.com

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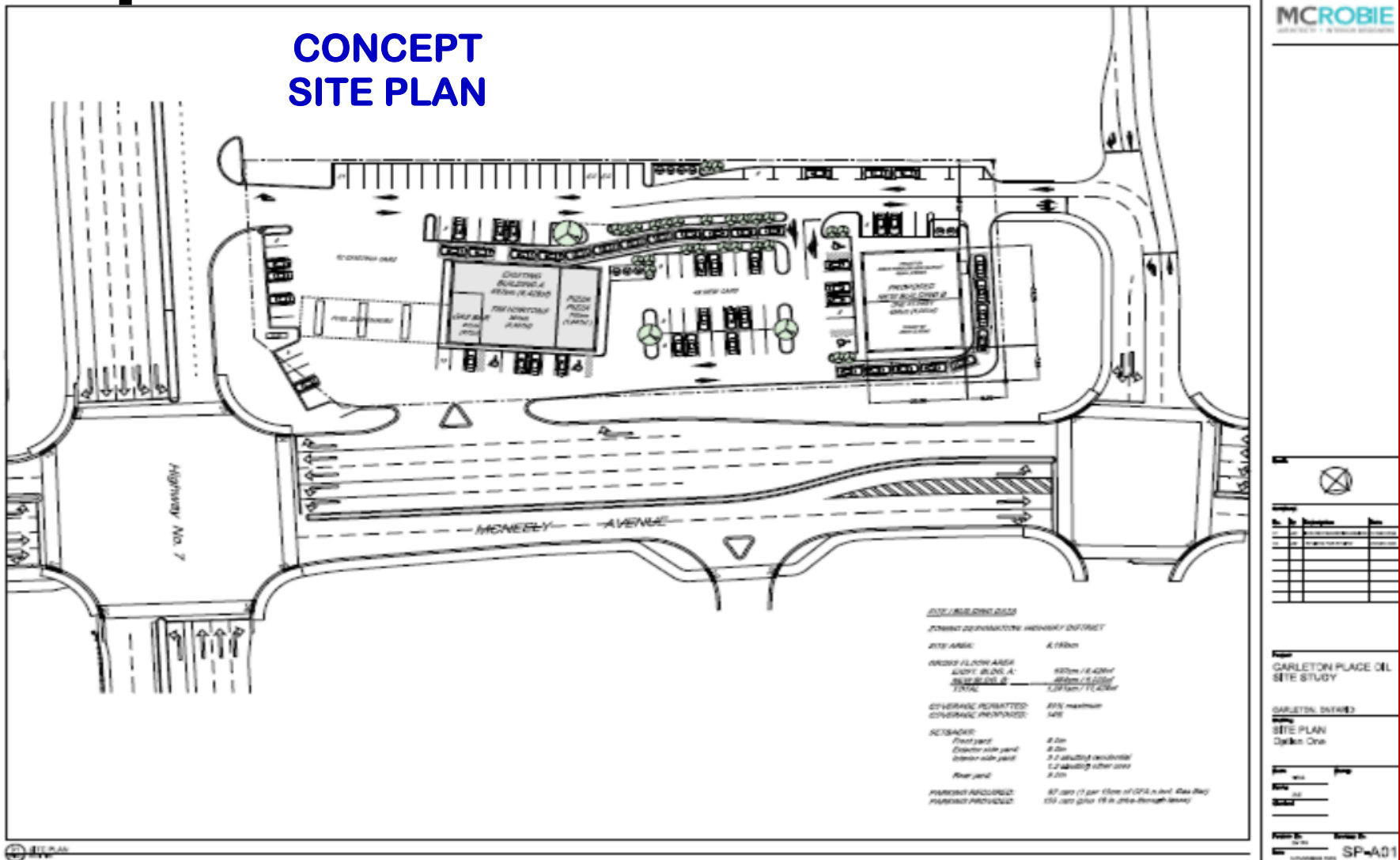
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CONCEPT SITE PLAN

MCROBIE



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