

FOR LEASE: **RETAIL / DENTAL** Highway 7 @ McNeely Ave.



DESCRIPTION: **Carleton Place Colonnade**

- ✓ Located at the Southeast corner of Highway 7 and McNeely Avenue, a major arterial road in Carleton Place. Join Starbucks, Staples, Telus/ Koodo, TD Bank, LCBO, Subway, Zak's Diner at this well located, busy centre. Shadow anchored by Rona and The Beer Store.
- ✓ Carleton Place is about 46 kilometres (29 mi) west of downtown Ottawa, located at the crossroads of Highway 15 and Highway 7.
- ✓ Ideal location for dental uses and other retail and service retail.

SPACE AVAILABLE: Available Immediately

- ✓ **525 McNeely Ave. Unit 2** (Dental Space): 1,280 S.F. rentable.
- ✓ Furniture, Fixtures & Equipment negotiable.

NET RENTAL RATE:

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

OPERATING COSTS:

- ✓ \$10.50 per square foot per annum (estimate).
- ✓ Gas line is 1 inch and a 1/4 and water line is 3/4 of an inch. HVAC 4-ton AC and 125 BTU heating (13 years old). Electrical 575 Volt 3 phase.

FEATURES:

- ✓ Excellent Visibility. High Traffic location. Strong Tenant mix.
- ✓ Storefront Signage and Potential Pylon signage available. Ample on-site parking.



For more information please contact:

BRENT TAYLOR, Broker of Record / President
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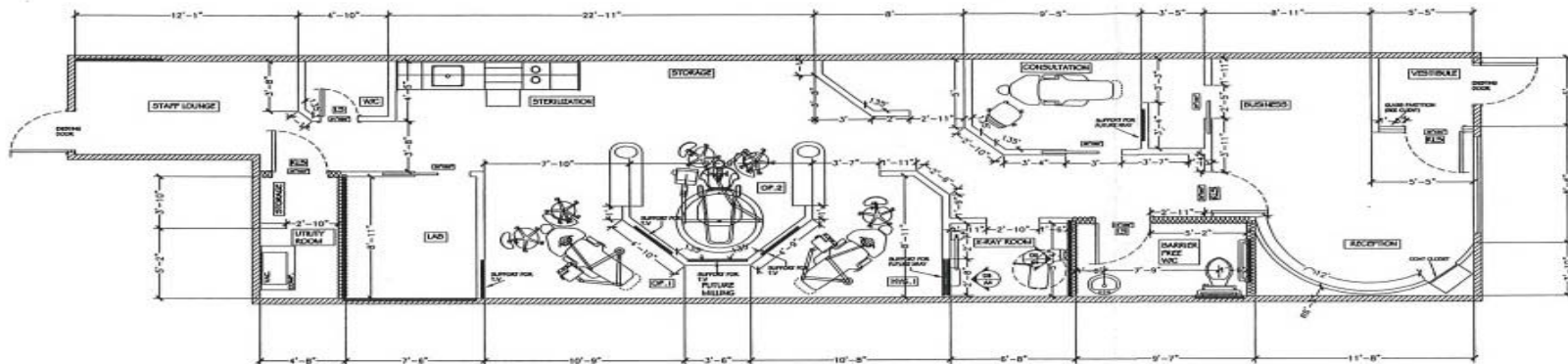
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Carleton Place Colonnade

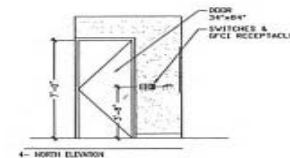
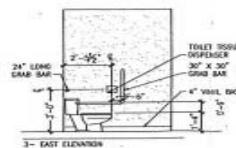
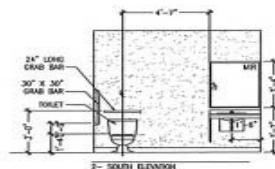
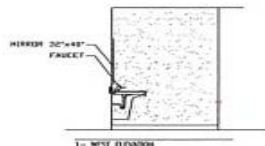
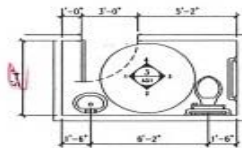
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FLOOR PLAN 1,280 S.F.



** SEE SALES REP FOR EXACT T.V. SUPPORT LOCATION AND SIZE.**

ALL BLOCK SUPPORT WALLS AND CEILING SUPPORTS TO LENGTH AND/OR WIDTH AND HEIGHT REQUIRED TO SUSTAIN LOAD BEARING



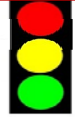
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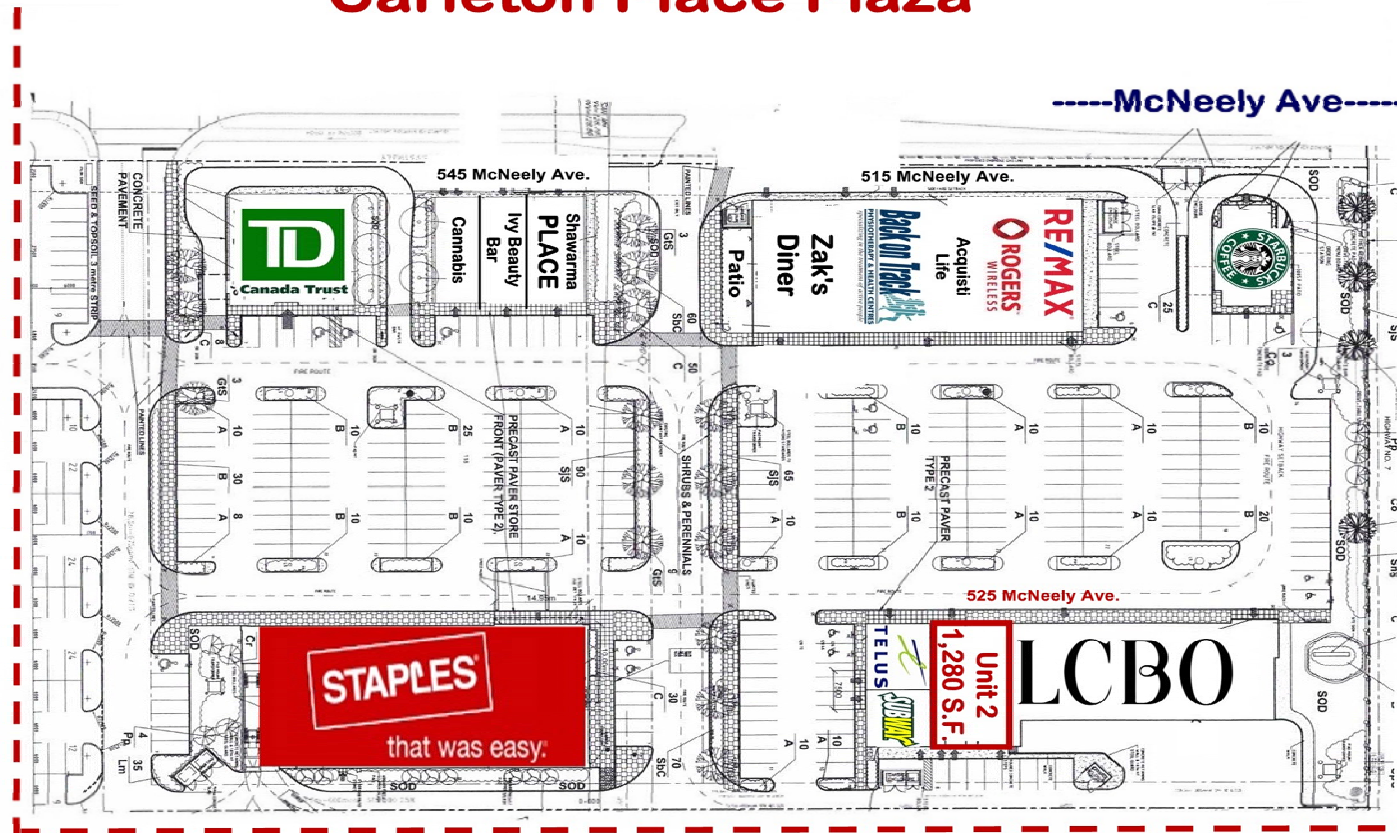
Carleton Place Plaza



-----Highway 7-----

-----McNeely Ave-----

The Beer Store
(owned by others)



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