

FOR SALE OR LEASE: New Retail

5527 Manotick Main Street, Ottawa



DESCRIPTION: Commercial Land

- ✓ Proposed new plaza to be constructed on vacant land in the heart of the vibrant community of Manotick on Manotick Main Street between Clapp Lane and Mill Street. Close to the intersection of Bridge Street, one of the busiest corners in Manotick Village. Ideal Retail location in the centre of the business district, in a well-established, affluent and growing community. Excellent access/egress from Main Street with plenty of on-site parking.
- ✓ Manotick is a suburb of the City of Ottawa, located on the Rideau River, immediately south of the suburbs of Barrhaven and Riverside South, about 25 km (16 mi) from downtown Ottawa.

NEW SALE PRICE:

✓ **\$875,000.00.**

REALTY TAXES: (Site Area 8,118.38 S.F. - Frontage: 101 S.F. ; Depth: 80.38 S.F.)

✓ \$8,946.82 per annum (Final 2023 Taxes).

SPACE AVAILABLE IN PROPOSED RETAIL PLAZA:

- ✓ 3,148 S.F. rentable in proposed 3,414 S.F. retail building with 13 parking spaces. Units from 1,000 S.F. and up.

NET RENTAL RATE:

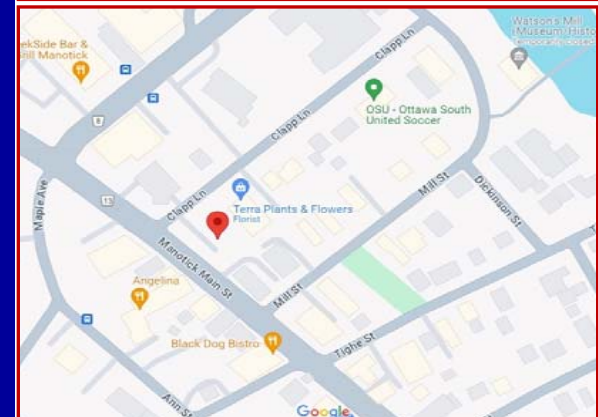
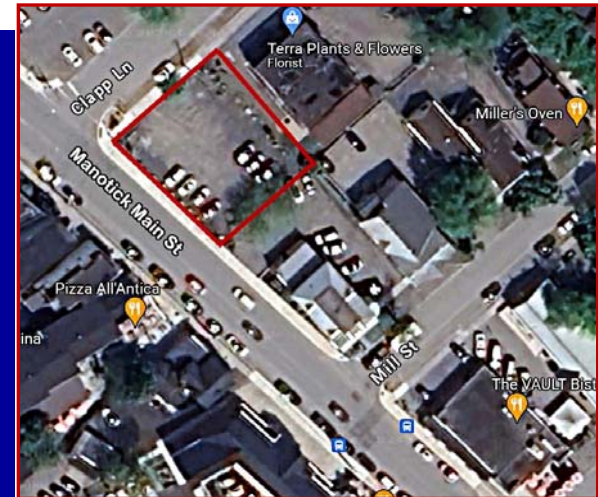
- ✓ \$40.00 per square foot per annum net.

OPERATING COSTS:

- ✓ 15.00 per square foot per annum (Estimate).

ZONING:

- ✓ VM9 - Village Mixed-Use Zone. Permits wide array of uses.
(Zoning to be verified by Tenant/Buyer).



For more information please contact:

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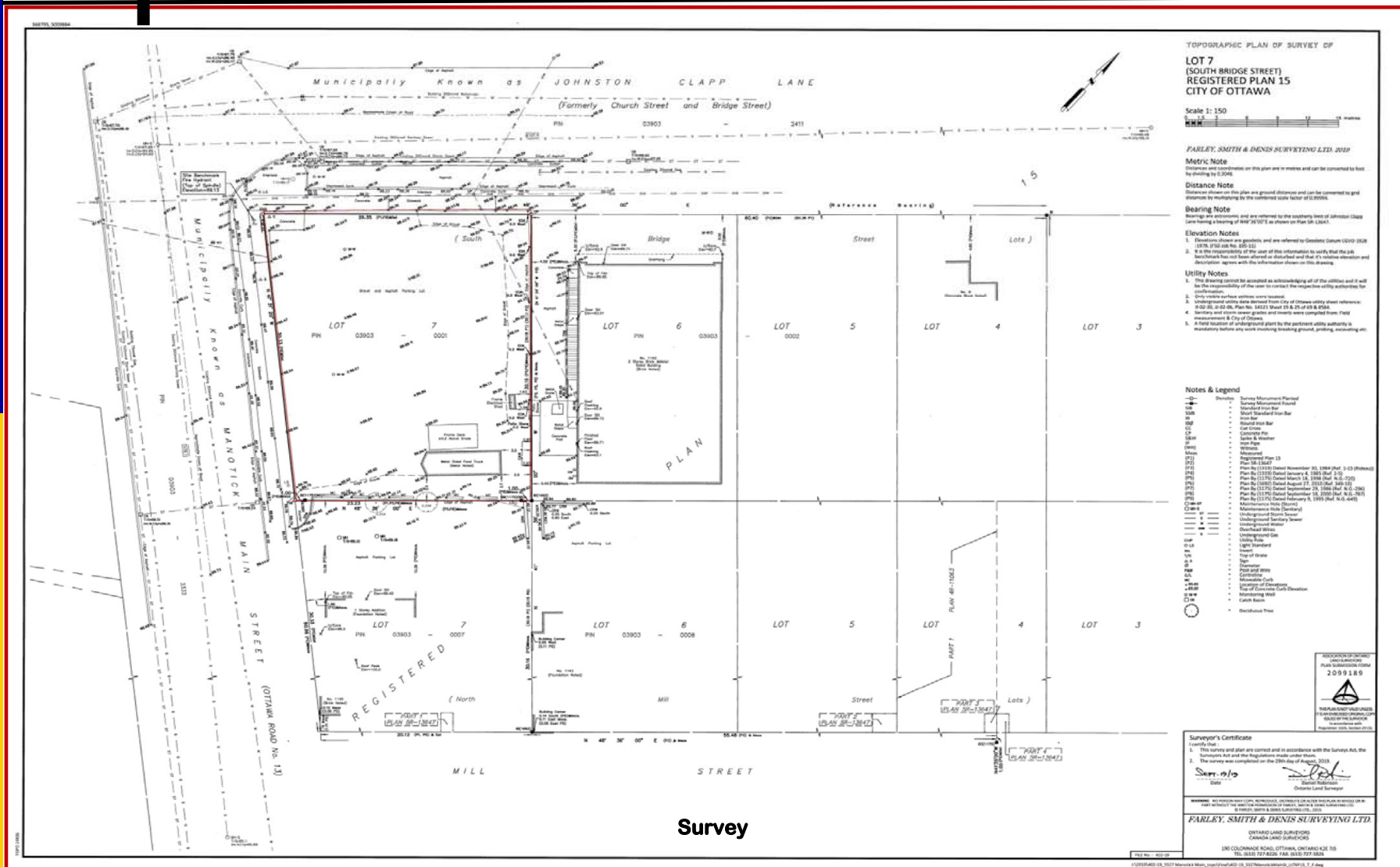


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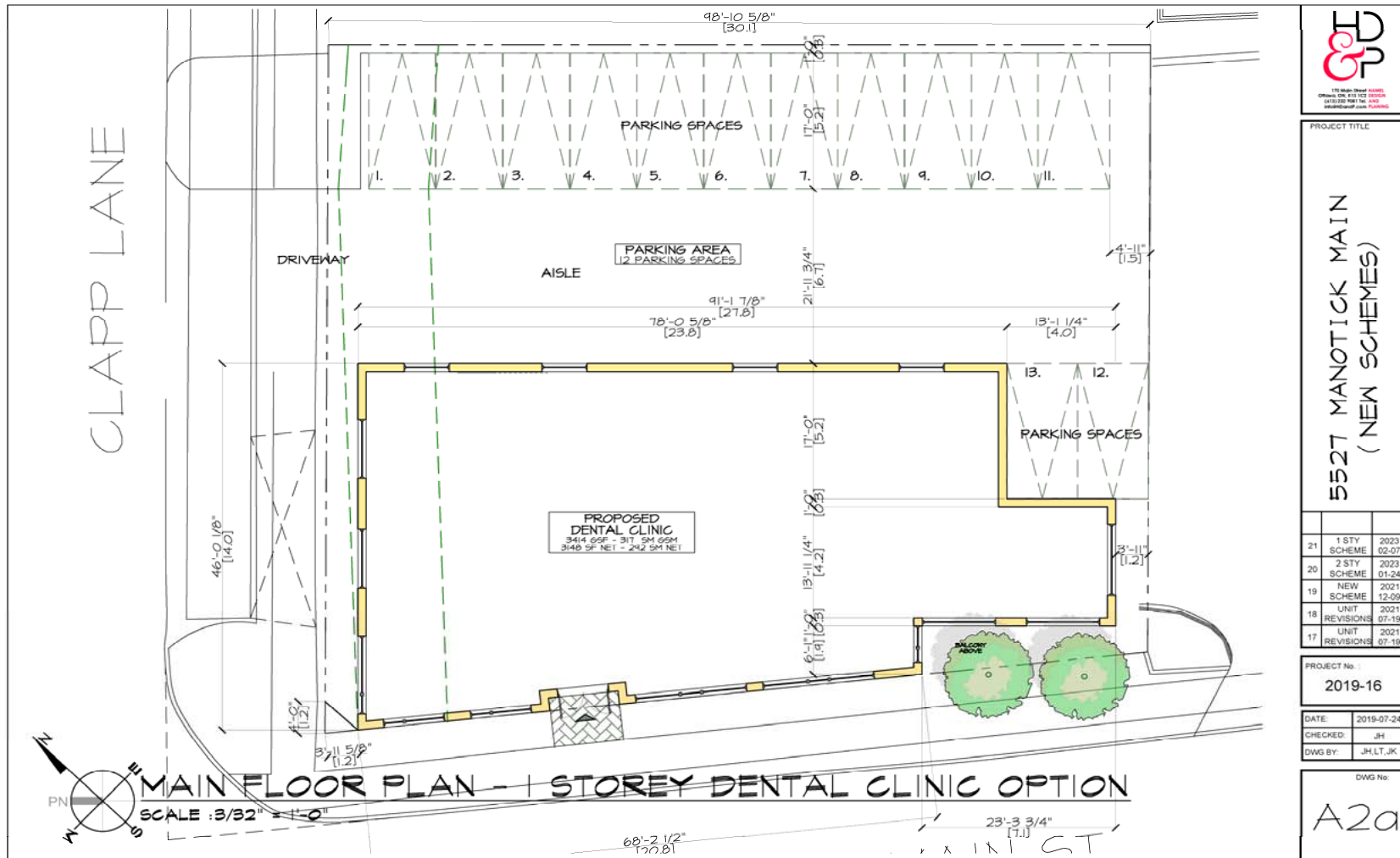
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Proposed Site Plan - Subject to City Approval

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