

FOR LEASE: New Retail

5527 Manotick Main Street, Ottawa



DESCRIPTION: **New One-Storey Plaza To Be Constructed**

- ✓ New plaza to be constructed 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.

SPACE AVAILABLE: **Summer 2024 Target Occupancy Date**

- ✓ 3,148 S.F. rentable in proposed 3,414 S.F. retail building with 12 parking spaces. Units from 1,000 S.F. and up.

NET RENTAL RATE:

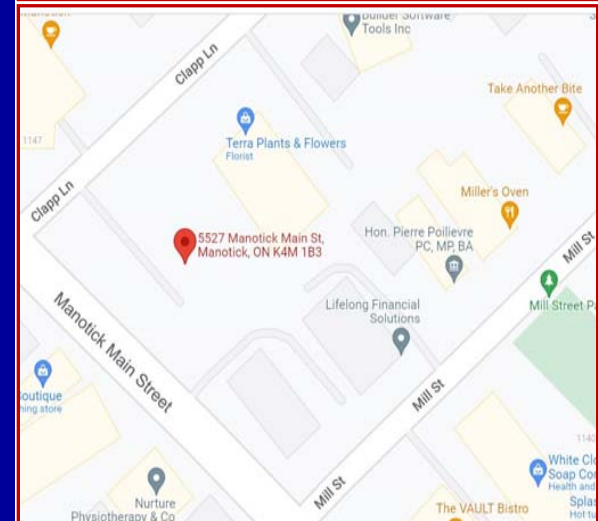
- ✓ \$40.00 per square foot per annum net.

OPERATING COSTS:

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

ZONING:

- ✓ VM9 - Village Mixed-Use Zone. Permits wide array of uses .



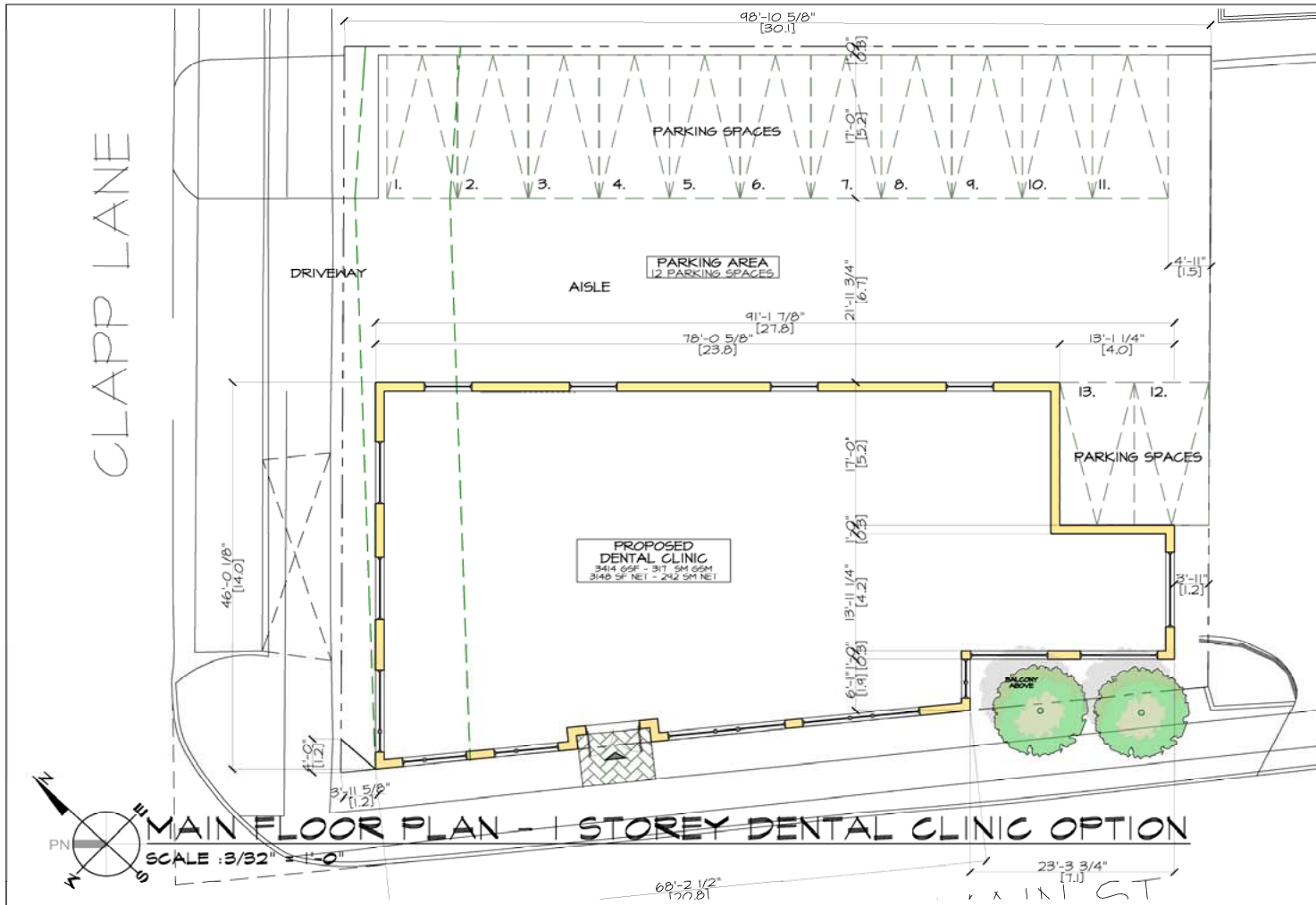
For more information please contact:

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GOJT
1111 Main Street, Ottawa, ON K1S 1S1
416-232-7881

PROJECT TITLE
**5527 MANOTICK MAIN
(NEW SCHEMES)**

21	1 STY SCHEME	2023 02-07
20	2 STY SCHEME	2023 01-24
19	NEW SCHEME	2021 12-09
18	UNIT REVISIONS	2021 07-19
17	UNIT REVISIONS	2021 07-19

PROJECT No:
2019-16

DATE: 2019-07-24
CHECKED: JH
DWG BY: JH, LT, JK

DWG No:
A2a

Proposed Site Plan - Subject to City Approval

2/7/2023 4:00:33 PM

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