

# FOR LEASE: **RETAIL** 570 Montreal Road, Ottawa



## DESCRIPTION:

- ✓ Retail opportunity (former spa) available in busy mall in Ottawa East. Located in a high density neighbourhood on a major arterial road - Montreal Road at Centre Street, between St. Laurent Blvd. and the Aviation Parkway.
- ✓ Close to Montfort Hospital. Join Independent Grocer, Pet Valu, Domino's, TD Bank, McDonald's, Kardish Health Food Centre and Dollarama in this busy plaza.

## SPACE AVAILABLE: (Teal Holistic Wellness Spa)

- ✓ 1,942 square feet rentable November 2024 (possibly sooner).

## NET RENTAL RATE:

- ✓ \$25.00 per square foot per annum net.

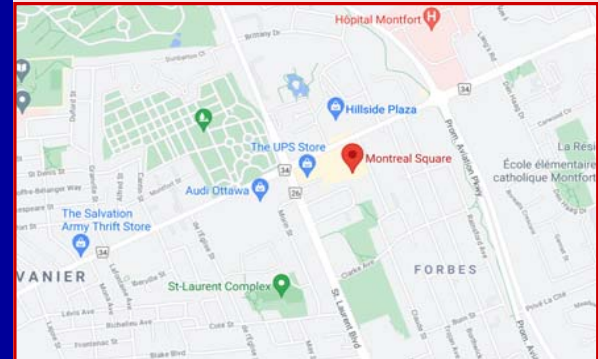
## OPERATING COSTS:

- ✓ \$14.56 p.s.f. per annum (CAM: \$5.69 p.s.f.; Realty Tax: \$8.87 p.s.f.).

## SIGNAGE AND PARKING:

- ✓ Good storefront signage.
- ✓ Ample Parking.

# MONTREAL SQUARE



*For more information please contact:*

**BRENT TAYLOR**, Broker of Record / President  
**BRENTCOM REALTY CORPORATION, BROKERAGE**  
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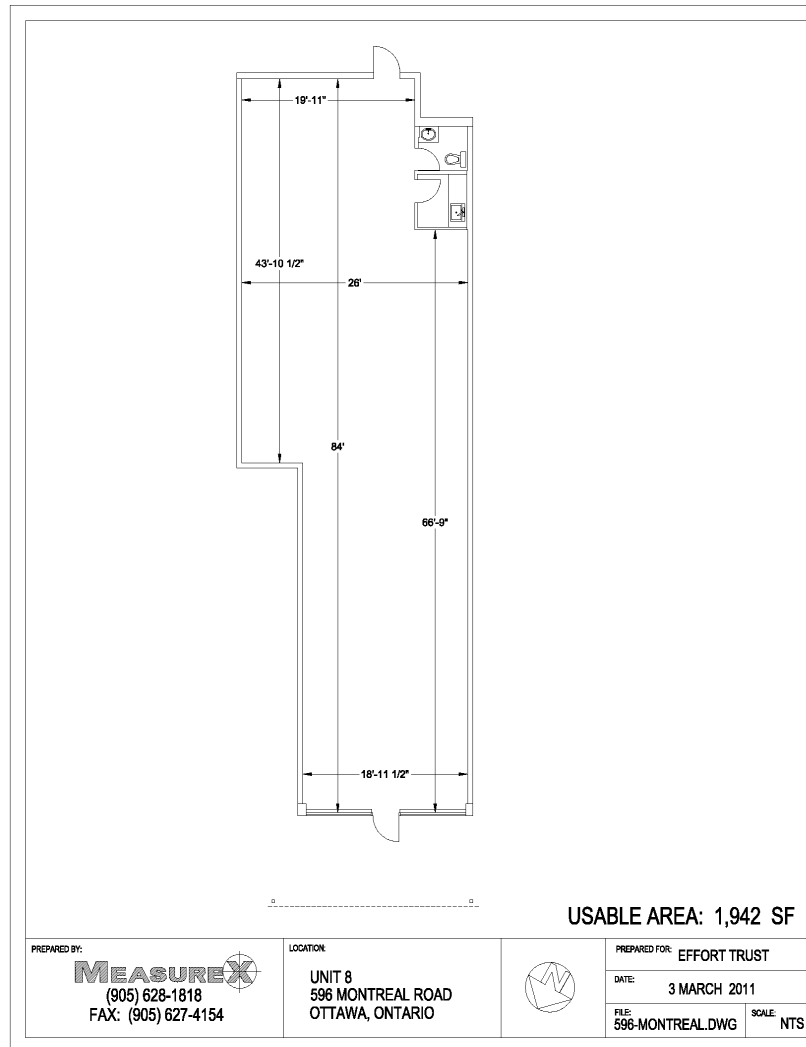
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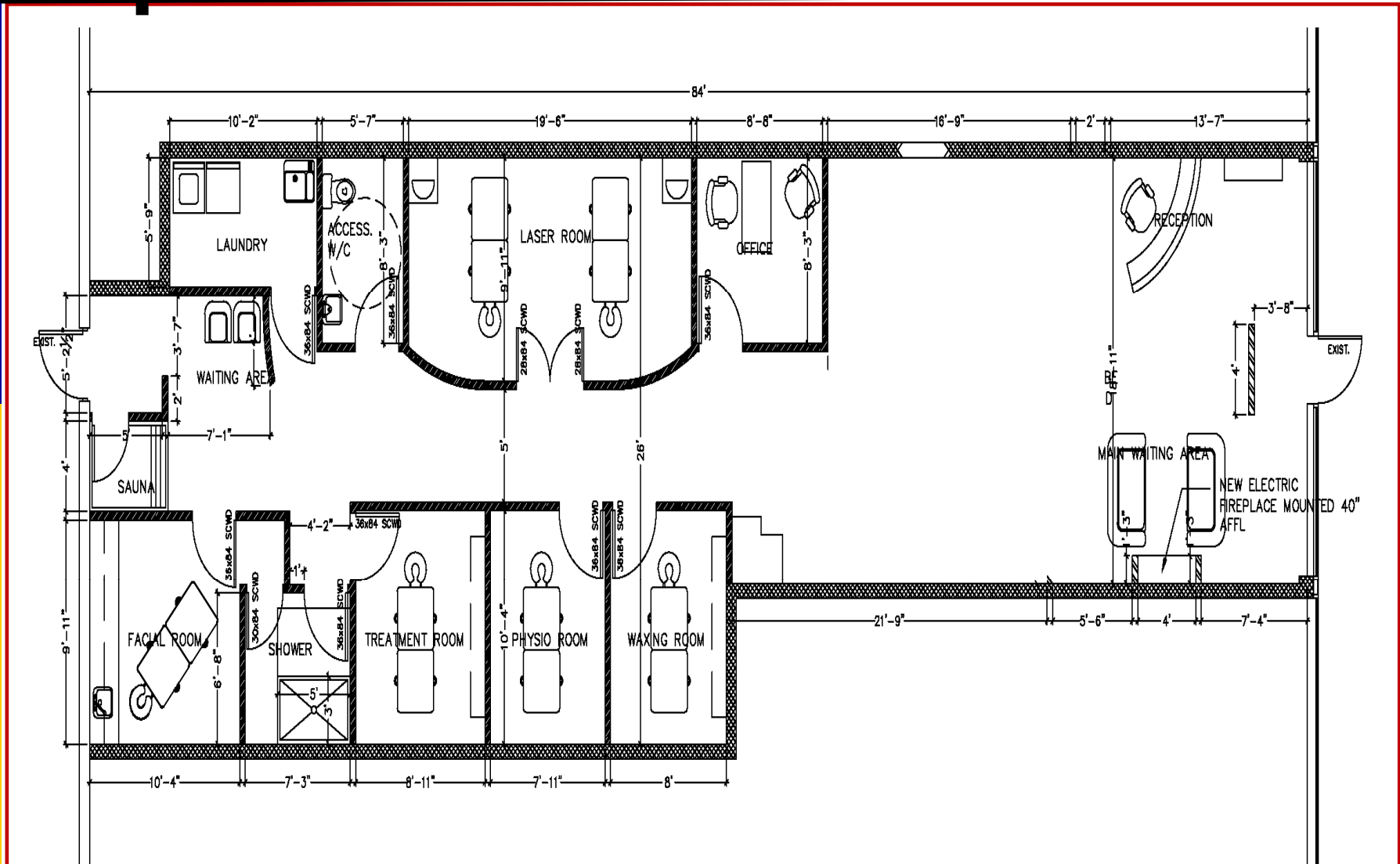
## FLOOR PLAN



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### SITE PLAN

For more information please contact:  
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**MONTREAL SQUARE**  
 OTTAWA, ONTARIO



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