

FOR LEASE: **RETAIL**

570 Montreal Road, Ottawa



DESCRIPTION: **MONTREAL SQUARE**

- ✓ 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. Plaza has been recently fully facelifted/renovated with new storefronts.
- ✓ 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:

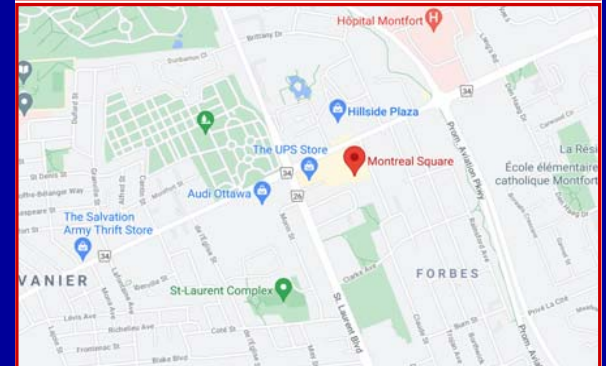
- ✓ \$25.00 per square foot per annum net.

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.



For more information please contact:

BRENT TAYLOR, Broker of Record / President
BRENTCOM REALTY CORPORATION, BROKERAGE
Tel: (613) 726-7323
Email: brent@brentcomrealty.com
www.brentcomrealty.com

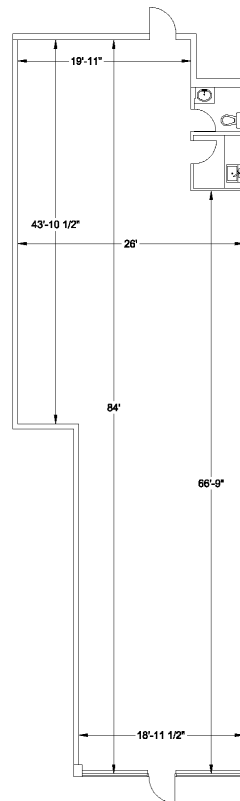
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FLOOR PLAN



USABLE AREA: 1,942 SF

- * Concrete demising walls.
- * HVAC is 5 ton.
- * Electrical is 120 208v 225 amps.

PREPARED BY:
MEASUREX
(905) 628-1818
FAX: (905) 627-4154

LOCATION:
UNIT 8
596 MONTREAL ROAD
OTTAWA, ONTARIO

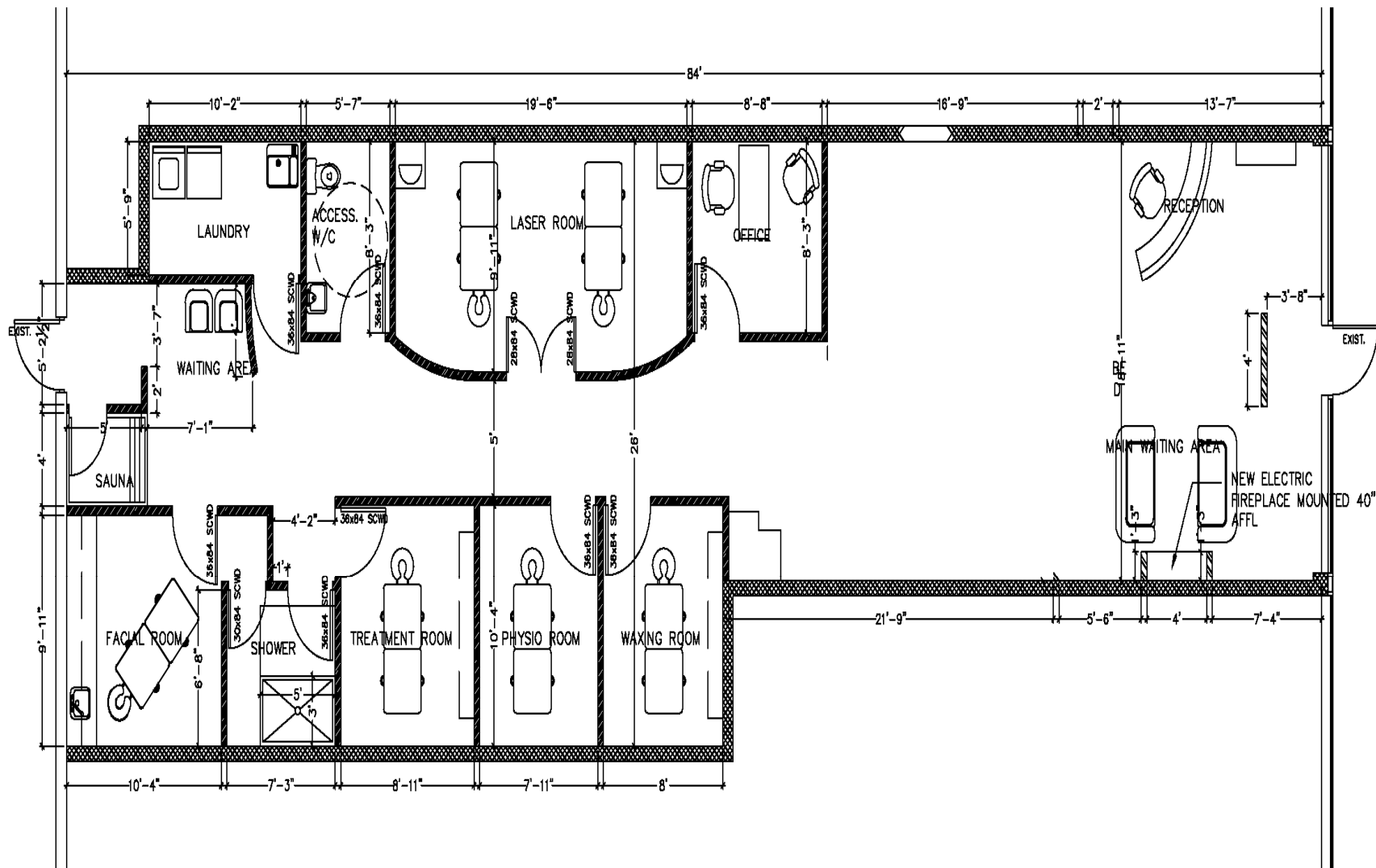


PREPARED FOR: EFFORT TRUST
DATE: 3 MARCH 2011
FILE: 596-MONTREAL.DWG
SCALE: NTS

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SITE PLAN

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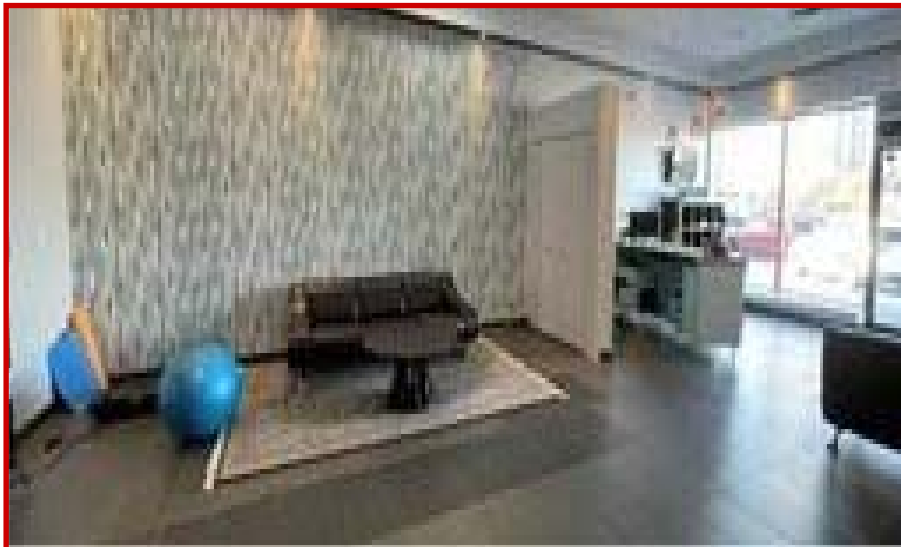
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OTTAWA, ONTARIO



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