

FOR SUBLEASE: **RETAIL** 596 Montreal Road, Ottawa



DESCRIPTION: **MONTREAL SQUARE SHOPPING CENTRE**

- ✓ Retail opportunity (Kardish Health Food) 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, V-Luxe Nails, Guardian Pharmacy and Dollarama in this busy plaza.

SPACE AVAILABLE: (Kardish Health Food Centre)

- ✓ **UNIT 14** - 2,757 square feet rentable available immediately.

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:

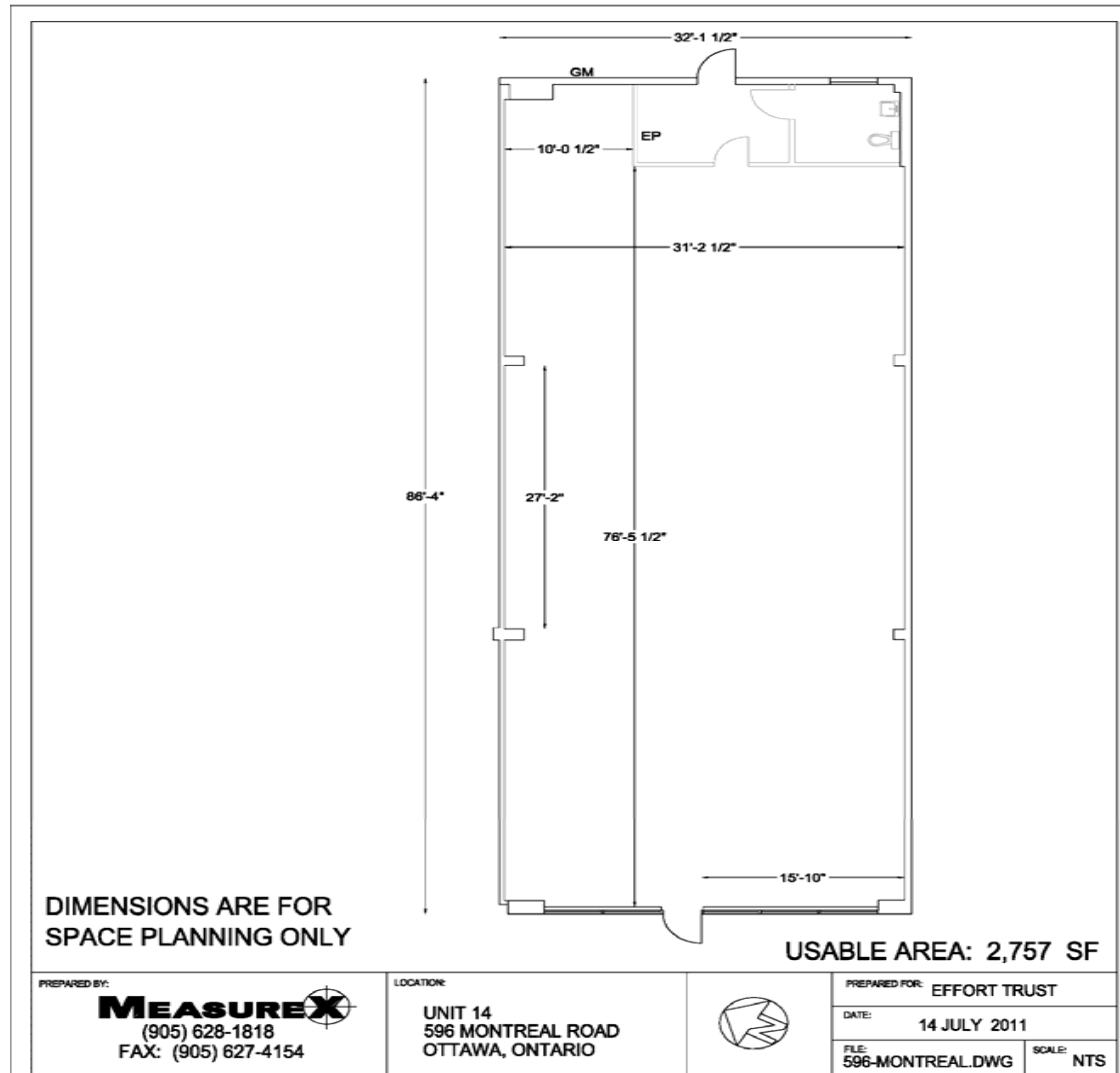
BRENT TAYLOR, Broker of Record / President
BRENTCOM REALTY CORPORATION, BROKERAGE
Tel: (613) 726-7323
Email: brent@brentcomrealty.com
www.brentcomrealty.com

The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to age, square footage, income, expenses, data and other information contained herein are approximate and subject to change. Prospective purchasers or tenants shall not construe the information as legal or tax advice. Buyers or tenants should conduct their own independent investigations and rely only on those results. All properties subject to change or withdrawal without notice. E. & O. E.

FOR SUBLEASE: **RETAIL** 596 Montreal Road, Ottawa

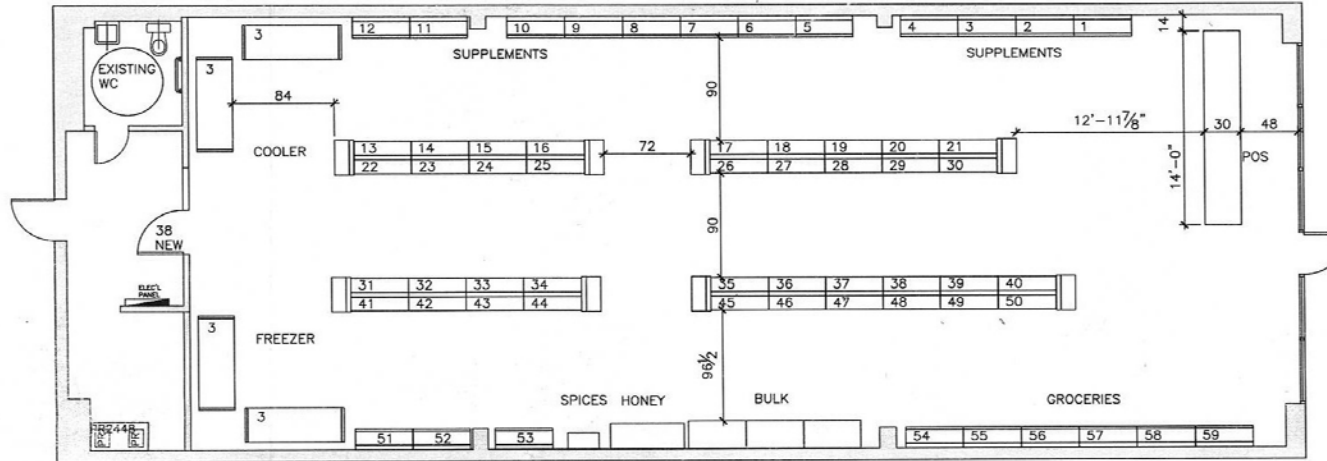


FLOOR PLAN



The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to age, square footage, income, expenses, data and other information contained herein are approximate and subject to change. Prospective purchasers or tenants shall not construe the information as legal or tax advice. Buyers or tenants should conduct their own independent investigations and rely only on those results. All properties subject to change or withdrawal without notice. E. & O. E.

FOR SUBLEASE: **RETAIL** 596 Montreal Road, Ottawa



1
1
1 FLOOR PLAN
SCALE 1/8"=1'-0"

HVAC: 7.5-ton HVAC unit installed 2011

**Electrical: 200 amp / 120/208 volt 3-phase 4-wire
(NOTE: Electrical to be verified)**

AS-BUILT FLOOR PLAN

Do not scale drawings.
This drawing is not to be used for construction until it has been countersigned by the Designer or the Owner.

Signed by:
Date:
The Contractor must check and verify all job dimensions, drawings, details and specifications on site and report any errors, omissions and discrepancies to the Designer before proceeding with the work. All the ideas, designs and arrangements, drawings and specifications are owned by and the property of this office and were created, revised and developed for use on, and in connection with the specified Project. None of such ideas, designs and arrangements, drawings or specifications shall be used or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of Suzette Laurendeau, of VISION interior design.



(613) 294-0077

E: suzette@visioninteriordesign.ca



sheet detail is taken from 1 detail no. 2 sheet detail is on 3

Revisions/Revisions

No.	Description	Date
5	GEN'L REV'N	4.6
4	SITE SURVEY; REV'N	3.24
3	NOS. ADDED	3.13
2	GENERAL REVISION	3.13
1	PRELIM. ISSUED FOR REVIEW	3.8

Project: **KARDISH
Health Food Centre
Montreal Square
#14- 596 Montreal Rd
Ottawa Ontario**

Drawing: **FLOOR PLAN**

Drawn/Dessiné: S.L. Date: MARCH 2023

Scale: 1/8"=1'-0" Project No: 23-KAR-615

Approved/Approuvé: Date:

North: Drawing No. **1**

The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to age, square footage, income, expenses, data and other information contained herein are approximate and subject to change. Prospective purchasers or tenants shall not construe the information as legal or tax advice. Buyers or tenants should conduct their own independent investigations and rely only on those results. All properties subject to change or withdrawal without notice. E. & O. E.

FOR SUBLEASE: **RETAIL** 596 Montreal Road, Ottawa

BRENTCOM
REALTY CORPORATION, BROKERAGE
COMMERCIAL SALES • COMMERCIAL LEASING • CONSULTING

SITE PLAN



For more information please contact:

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

MONTREAL SQUARE
OTTAWA, ONTARIO


EFFORT TRUST
Our Effort Is For You

The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to age, square footage, income, expenses, data and other information contained herein are approximate and subject to change. Prospective purchasers or tenants shall not construe the information as legal or tax advice. Buyers or tenants should conduct their own independent investigations and rely only on those results. All properties subject to change or withdrawal without notice. E. & O. E.

FOR SUBLEASE: RETAIL
596 Montreal Road, Ottawa

BRENTCOM
REALTY CORPORATION, BROKERAGE
COMMERCIAL SALES • COMMERCIAL LEASING • CONSULTING



The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to age, square footage, income, expenses, data and other information contained herein are approximate and subject to change. Prospective purchasers or tenants shall not construe the information as legal or tax advice. Buyers or tenants should conduct their own independent investigations and rely only on those results. All properties subject to change or withdrawal without notice. E. & O. E.