

# FOR LEASE: Stittsville Crossing Bridge Square



## DESCRIPTION:

✓ Crossing Bridge Square is located on Main Street at Carp Road, in Stittsville's major retail node. Directly across from Independent Grocer. Other tenants include McDonald's, I.D.A. Drugs, M&M Meat Shop, Veterinary clinic, Pet Valu, Physiotherapy.

## SPACE AVAILABLE:

- ✓ 1,017 S.F. available @ \$ 25.00 per square foot net per annum.
- ✓ 14,332 S.F. available January 1, 2022. May be sub-divided. Call for details.

## OPERATING COSTS:

✓ \$ 13.60 per square foot [CAM \$6.48 p.s.f.; Realty Tax \$7.12 p.s.f.] (estimate).

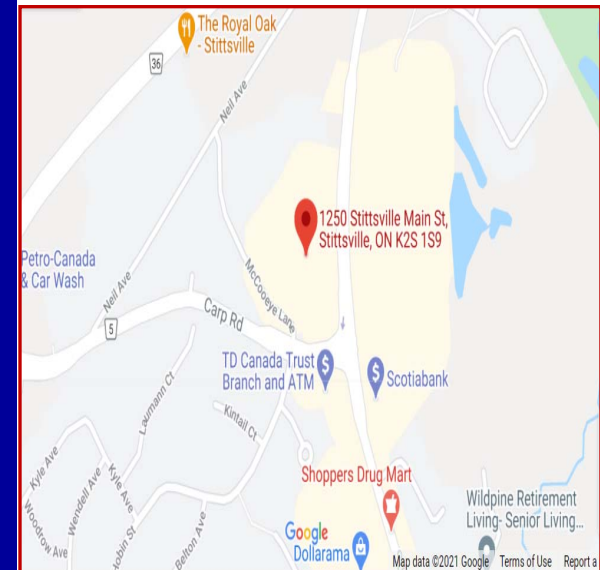
## ELECTRICAL AND HVAC:

- ✓ Electrical service may be upgraded to 200 amp service.
- ✓ HVAC is 5-ton roof top unit.

## SIGNAGE AND PARKING:

- ✓ Good storefront signage.
- ✓ Potential pylon signage available.
- ✓ Ample Parking.

**1250 Stittsville  
Main Street,  
Stittsville, ON  
K2S 1S9**



*For more information please contact:*

**BRENT TAYLOR**, Broker of Record / President  
**BRENTCOM REALTY CORPORATION, BROKERAGE**  
Tel: (613) 726-7323  
Fax: (613) 721-8849  
Email: [brent@brentcomrealty.com](mailto:brent@brentcomrealty.com)  
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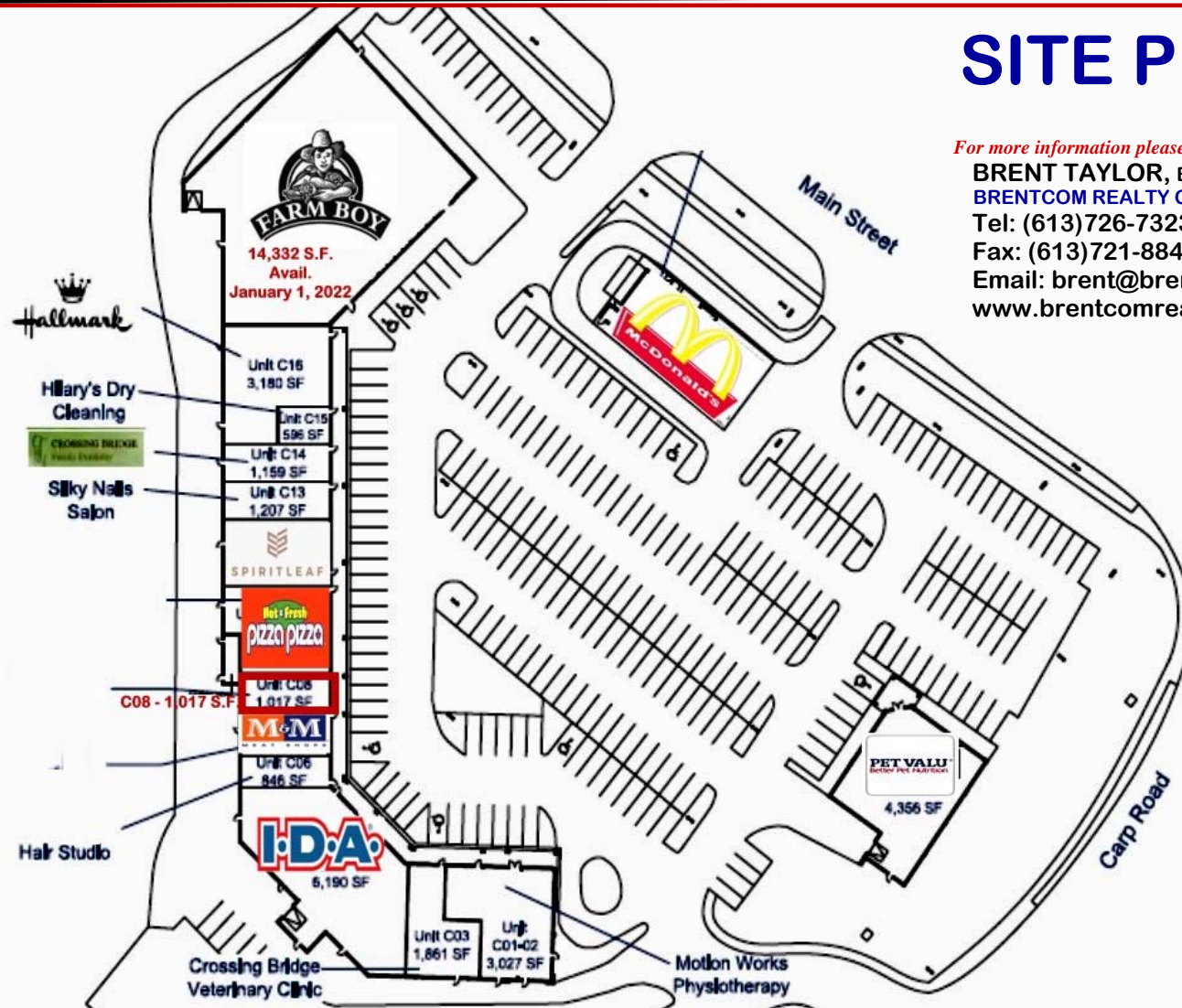
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REALTY CORPORATION, BROKERAGE  
COMMERCIAL SALES • COMMERCIAL LEASING • CONSULTING

## SITE PLAN

*For more information please contact:*

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**BRENTCOM REALTY CORPORATION**  
Tel: (613)726-7323  
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[www.brentcomrealty.com](http://www.brentcomrealty.com)

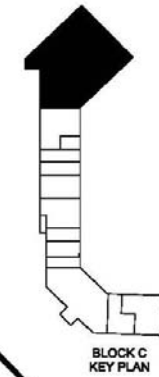
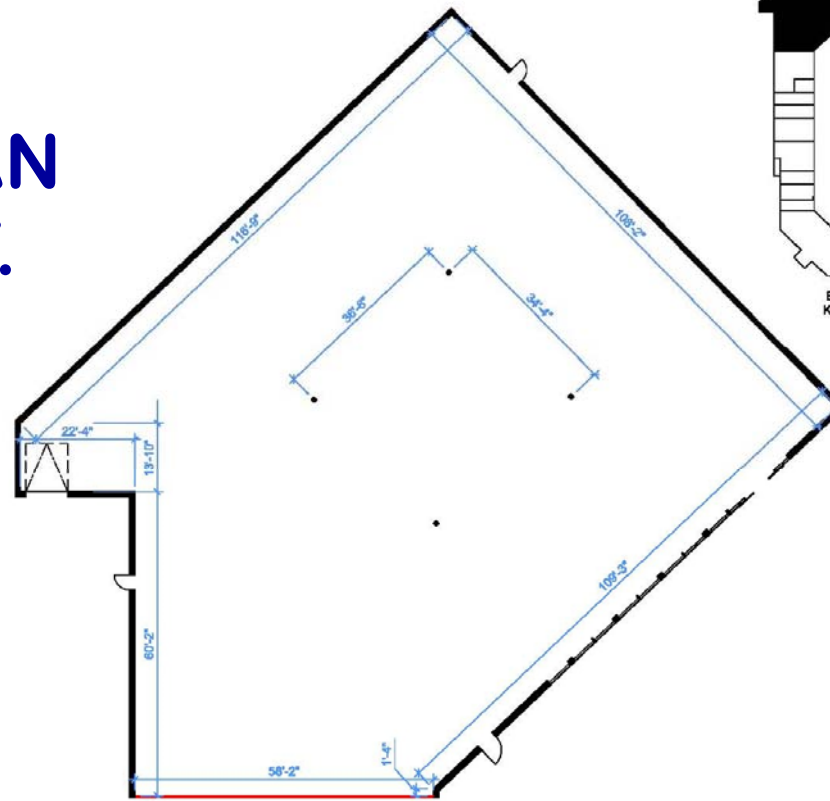


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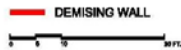


## END UNIT C17-21 FLOOR PLAN 14,332 S.F.



UNIT C17-21  
GROSS LEASABLE AREA = 14,332 SF

AREA CERTIFIED BY SPACE DATABASE INC. IN ACCORDANCE  
WITH RETAIL BUILDINGS: STANDARD METHODS OF MEASUREMENT  
ANSI / BOMA Z65.5 - 2010

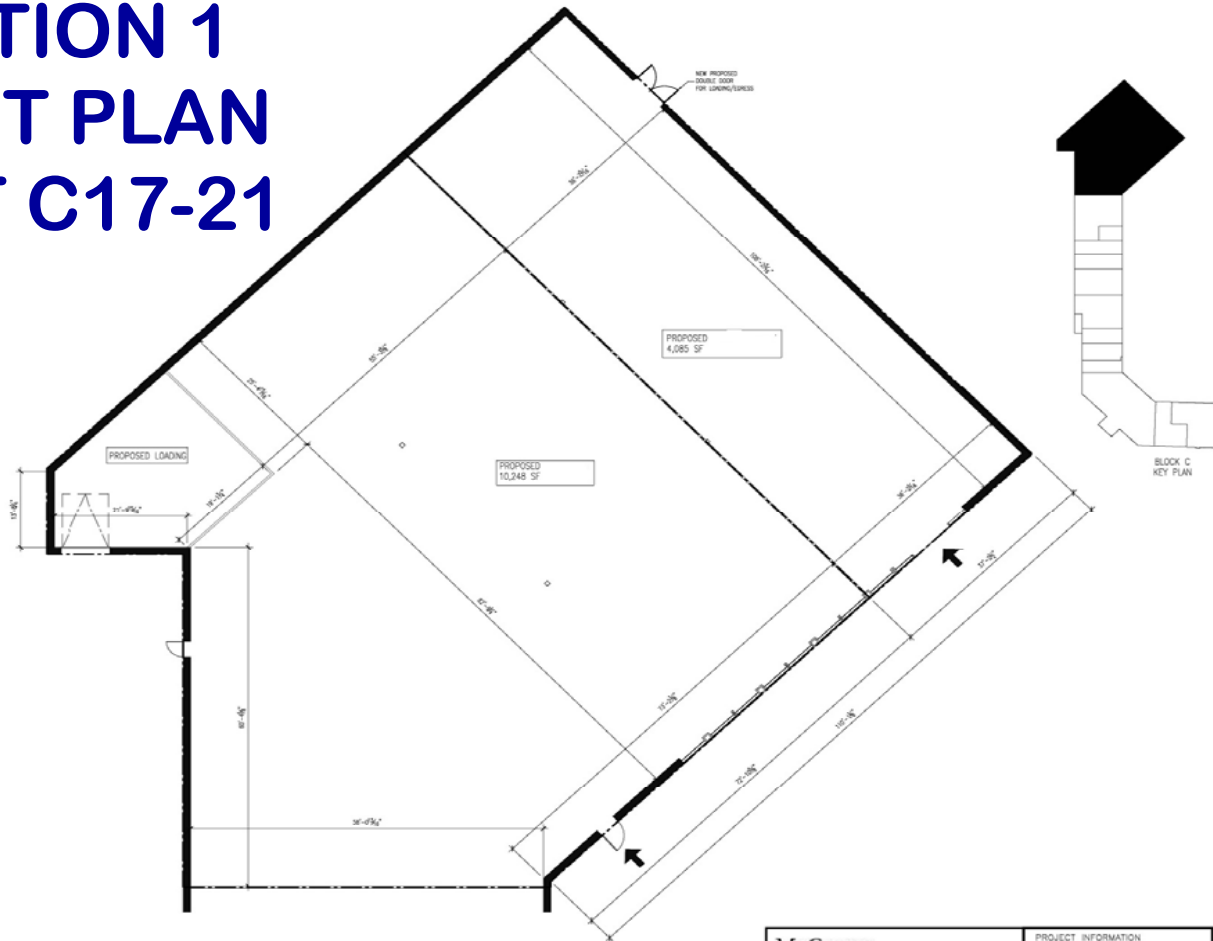


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# FOR LEASE: Stittsville Crossing Bridge Square



## OPTION 1 SPLIT PLAN UNIT C17-21



PROPOSED PLAN- DOLLARAMA & SLEEP COUNTRY- OPTION 1  
SCALE: N/A

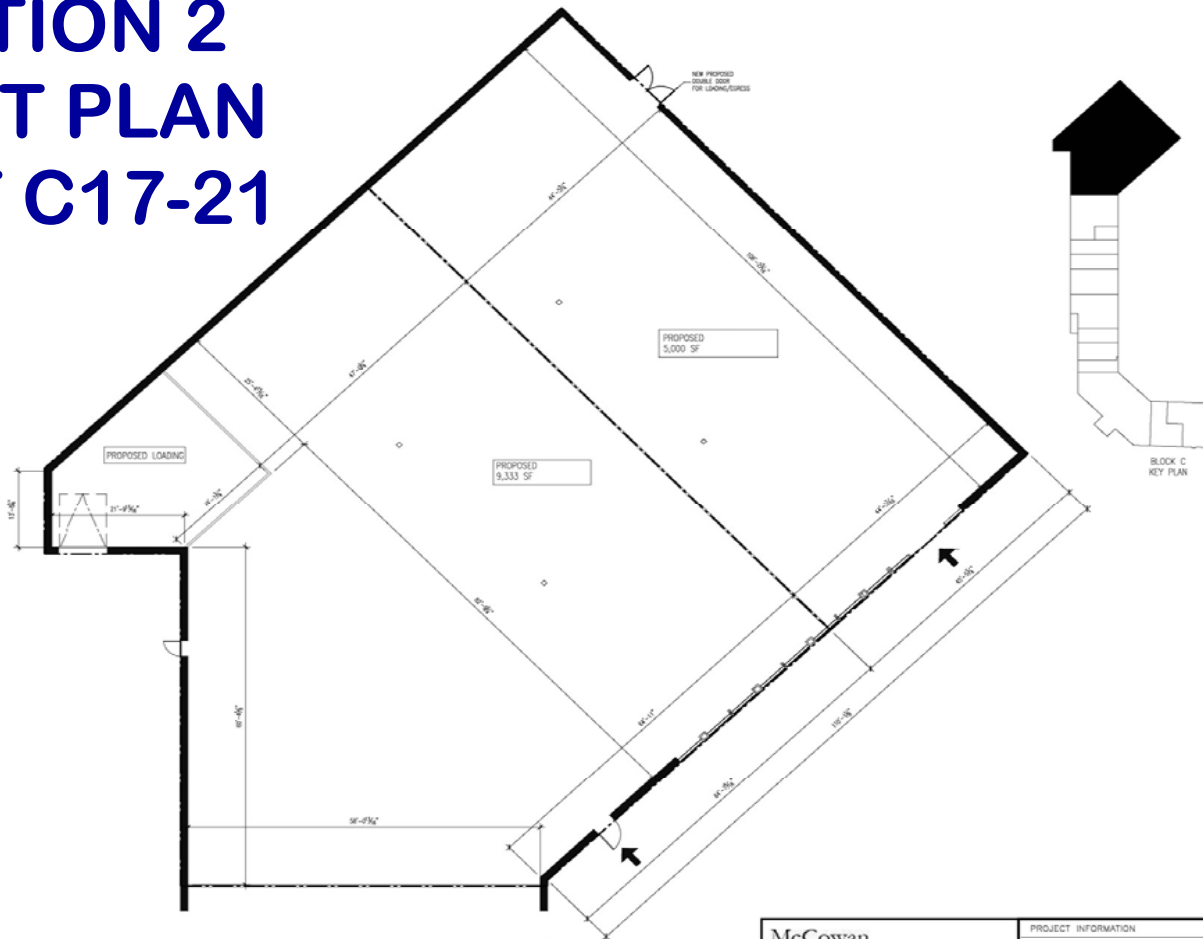
<b>McCowan &amp; Associates</b> 158 Dunlop Street East, Unit 201 Barrie, ON L4M 1B1	PROJECT INFORMATION		PROJECT
	CROSSING BRIDGE SQUARE	CROSSING BRIDGE SQUARE	
	PROJECT NUMBER: N/A	PROPOSED LAYOUT - DOLLARAMA & SLEEP COUNTRY	
	DRAWN BY: CD	1250 MAIN ST., STITTVILLE, ON. R2S 1S9	
	CHECKED BY: HK		
	DATE: 11.03.2021		
	SCALE: SEE DWG		
			<b>L01</b>

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## OPTION 2 SPLIT PLAN UNIT C17-21



PROPOSED PLAN- DOLLARAMA & SLEEP COUNTRY- OPTION 2  
SCALE: 1/8" = 1'-0"

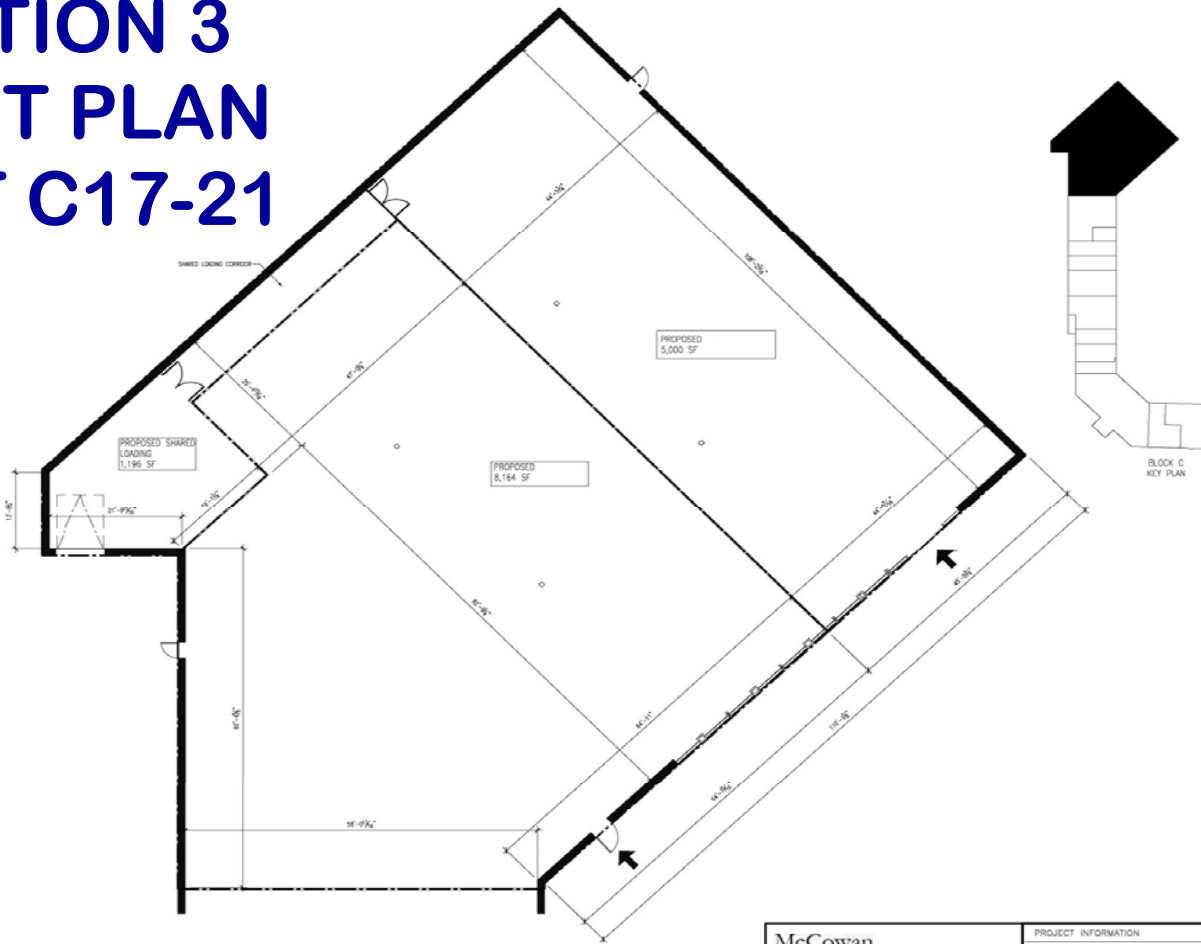
<b>McCowan &amp; Associates</b> 158 Dunlop Street East, Unit 201 Barrie, ON L4M 1B1	<b>PROJECT INFORMATION</b> CROSSING BRIDGE SQUARE PROJECT NUMBER: N/A DRAWN BY: CD CHECKED BY: HK DATE: 11.03.2021 SCALE: SEE DWG	<b>PROJECT</b> CROSSING BRIDGE SQUARE PROPOSED LAYOUT - DOLLARAMA & SLEEP COUNTRY 1250 MAIN ST. STITTVILLE, ON K2S 1S9	<b>L02</b>

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## OPTION 3 SPLIT PLAN UNIT C17-21

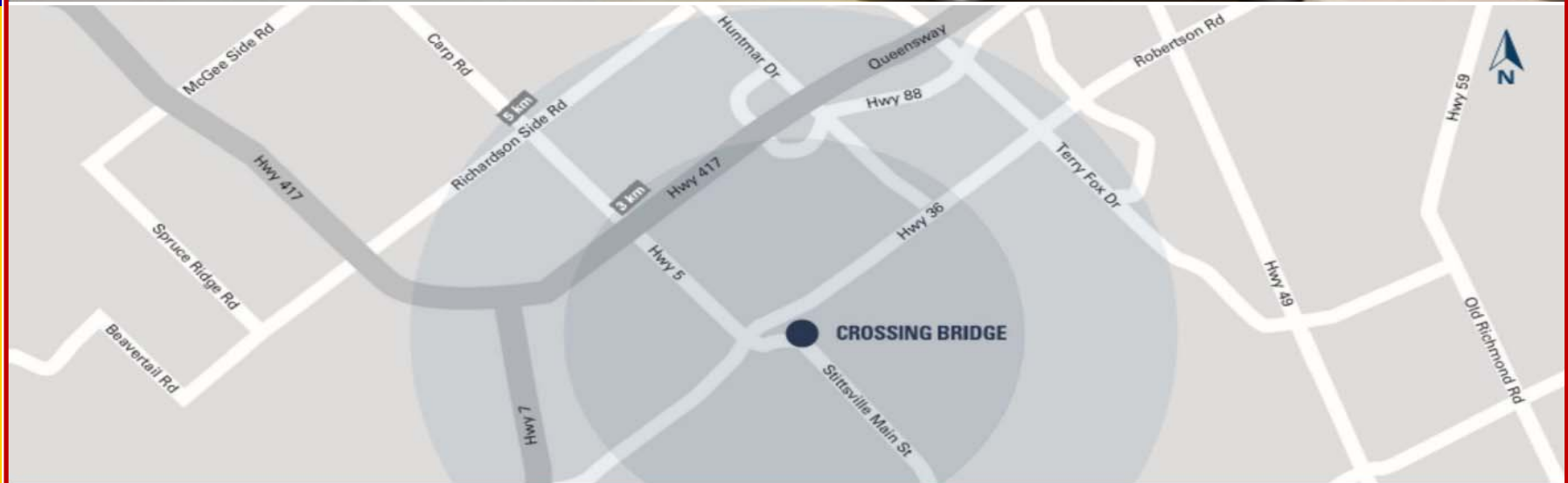


PROPOSED PLAN- DOLLARAMA & SLEEP COUNTRY- OPTION 3  
SCALE: 1/8"

<b>McCowan &amp; Associates</b> 158 Dunlop Street East, Unit 201 Barrie, ON L4M 1B1	<b>PROJECT INFORMATION</b> CROSSING BRIDGE SQUARE PROJECT NUMBER: N/A DRAWN BY: CD CHECKED BY: HK DATE: 11.03.2021 SCALE: SEE DWG	<b>PROJECT</b> CROSSING BRIDGE SQUARE PROPOSED LAYOUT- DOLLARAMA & SLEEP COUNTRY 1250 MAIN ST. STITTVILLE, ON K2S 1S9	<b>L03</b>

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Address: 1250 Main St, Stittsville, Ontario

Main Intersection: McCooeye Ln & Carp Rd

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