

FOR SALE or LEASE: Retail / Office

5731 Hazeldean Rd., Ottawa (Stittsville)



DESCRIPTION: **NEW COMMERCIAL CONDOS**

- ✓ New retail/office condos being built in the community of Wellings of Stittsville, a unique adult lifestyle community for adults over 55. It is located on the north side of Hazeldean Road at Fringewood Drive near Huntmar Drive, just 18 miles west of the Ottawa's downtown.
- ✓ The commercial condos are situated along Hazeldean Road, a major arterial road, in a unique development comprised of a long term care facility, an apartment building and underground parking.
- ✓ Easy access to Highway 417 (Queensway), Kanata's Scotiabank Place, parkland and close to several popular restaurants, and national retailers.
- ✓ Ideal space for medical and health professionals, retail and service retail.

SPACE AVAILABLE:

- ✓ Units ranging from 1,200 square feet and up.
- ✓ Target occupancy Summer 2021.

NET RENTAL RATES / SALE PRICES:

- ✓ Market Rents and Sale Prices. Please call agent to discuss.

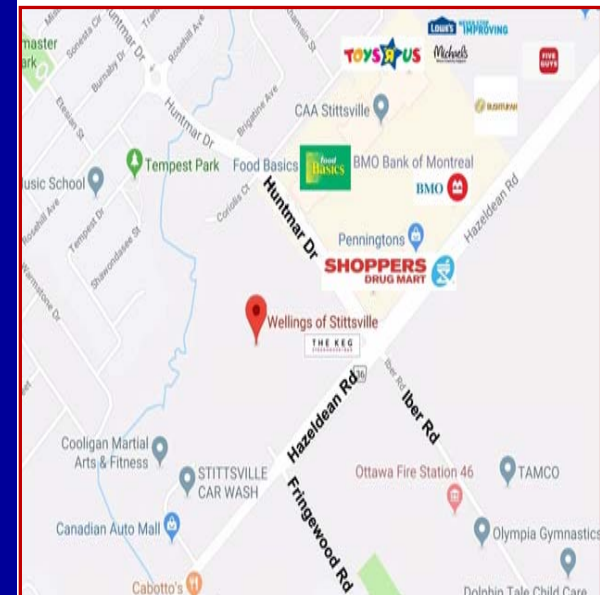
OPERATING COSTS AND CONDO FEES:

- ✓ To Be Determined.

SIGNAGE & ACCESS & PARKING:

- ✓ Prominent storefront signage.
- ✓ Excellent access by foot, car, bike and well serviced by OC Transpo.
- ✓ Some surface parking and underground parking.

WELLINGS OF STITTSVILLE



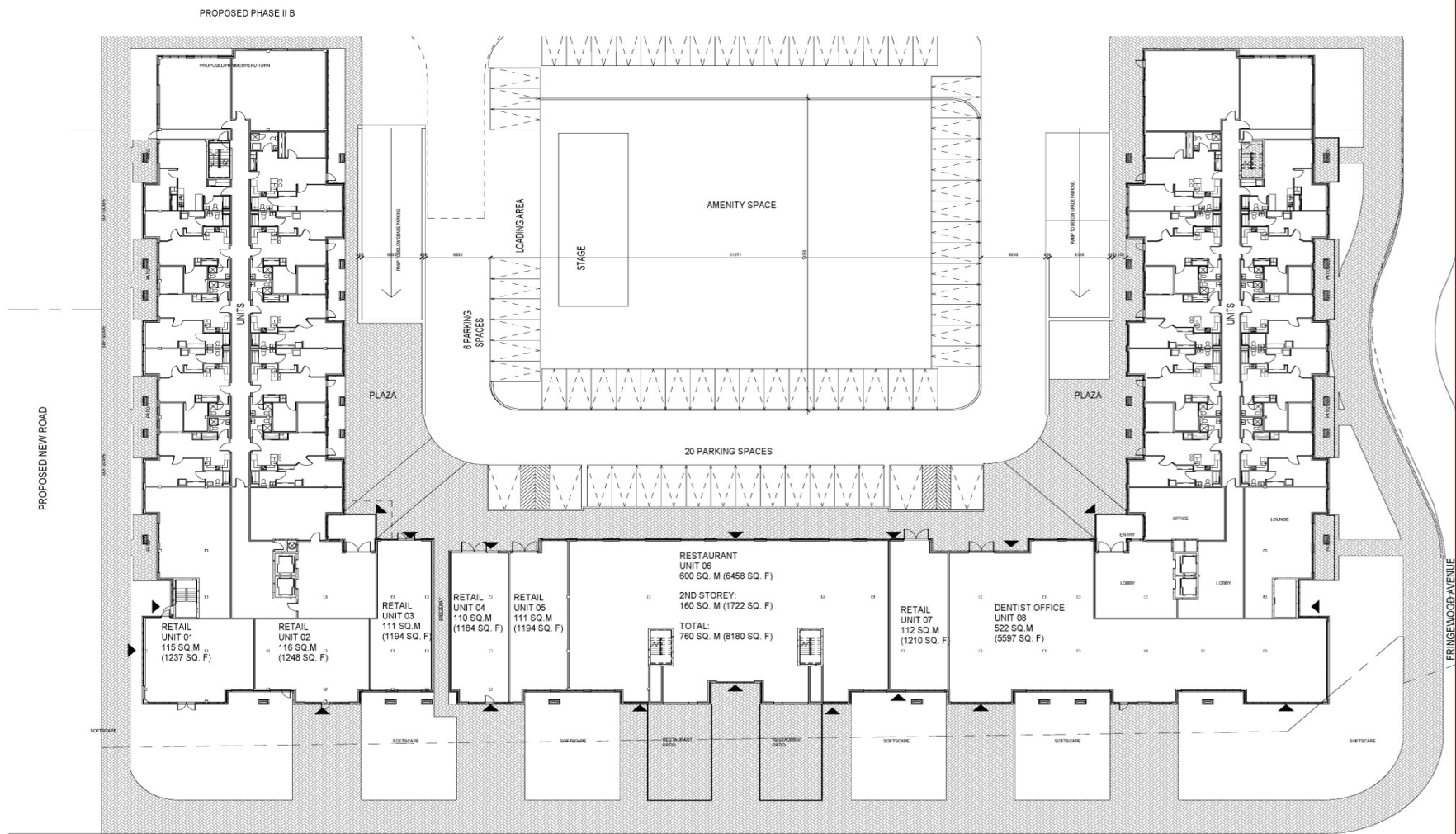
For more information please contact:

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GROUND FLOOR RETAIL UNITS

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