



CANTOR
REALTY CORP.

PRIME RETAIL/RESTAURANT SPACE FOR LEASE

WESTBORO (OTTAWA)

369-B Richmond Road | Ottawa, ON

Executive Summary



OFFERING SUMMARY

Lease Rate:	\$45 SF/yr (NNN)
Additional Rent:	\$19.69 SF/yr
Available SF:	1,678 SF
Zoning:	TM [1675] H(24)
Availability:	Immediately

PROPERTY OVERVIEW

369-B Richmond Road offers a versatile space ideal for retail or restaurant use. With exposed duct distribution and flooded with natural light from front and rear glazing, this space creates an inviting atmosphere for both customers and employees. Boasting the convenience of being a 4-minute drive to HWY 417 and a quick walk to the future LRT station, this property ensures seamless connectivity. This prime location is surrounded by high-income residential and bustling with sidewalk activity from the many mom and pop retailers, national retailers and restaurants. The unit can easily accommodate a restaurant user with the ability to upgrade and supply sufficient electricity, gas, plumbing, HVAC and a cost-efficient path of travel for kitchen exhausting.

PROPERTY HIGHLIGHTS

- Rear access for parking, garbage and receiving;
- 19 feet of frontage;
- Excellent signage opportunity on Richmond Road;
- 1 rear parking space @ \$150/month;



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CANTOR REALTY CORP., BROKERAGE
COMMERCIAL SALES AND LEASING

DAVID CANTOR

Broker of Record

+1(613)762.8911

cantorrealty.com

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343 Preston Street 11th Floor Ottawa, ON K1S-1N4

The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CANTOR REALTY CORP., and CANTOR REALTY CORP. does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CANTOR REALTY CORP. does not accept or assume any responsibility or liability, direct or consequential, for the information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CANTOR REALTY CORP.



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Additional Photos



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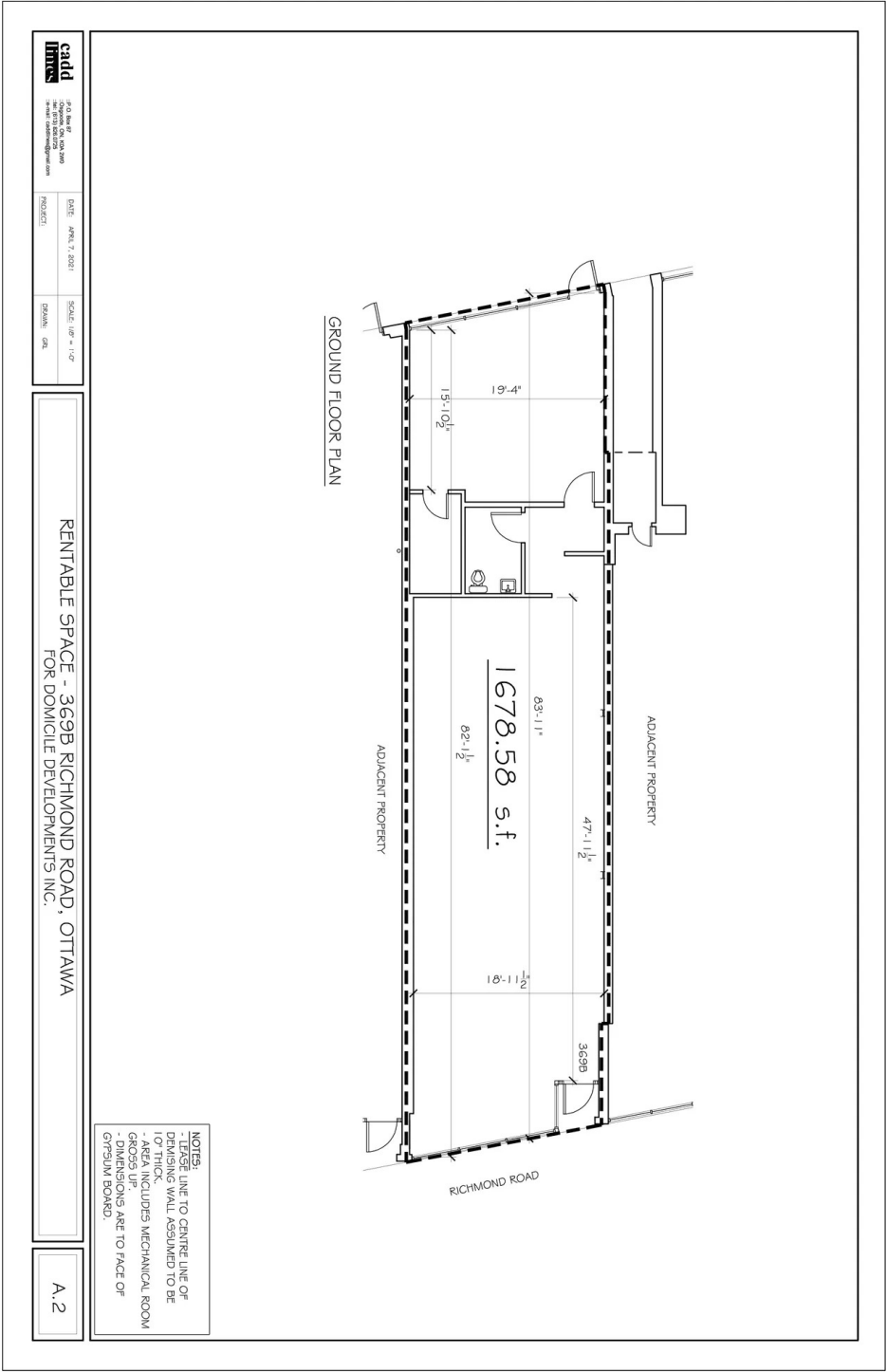


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Plans *All interior demising walls have been removed.



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Location Map



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