



PROPERTY DESCRIPTION

238 Besserer Street

Retail

238 Besserer is in downtown Ottawa, on Besserer Street at King Edward Avenue, just south of Rideau street. Located just steps away from the Rideau centre, Byward Market, Central Business District, and University of Ottawa. The units are easily accessible both to Highway 417 and the bridge to Quebec.



Civic Address	238 Besserer Street
Location	Ottawa, Ontario
Rentable Area	972 sq.ft.
Occupancy	September 1, 2025
Base Rent	\$35.00 PSF
Operating Costs	\$18.84 PSF (est 2025)

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These modern ground floor flex retail space is available in the contemporary, luxury high-rise condominium building built by Richcraft.

Ideal for professional office, café, and service retail uses.

PROPERTY FEATURES

- Storefront Signage along Besserer Street
- 1 parking space included with unit
- Currently built open retail floor plate



Demographics	2KM	5KM
2028 Projection	46,449	139,214
2033 Projection	\$50,780	151,949
Average Household Size	1.7	1.9
Population	2KM	5KM
2023 Population	71,404	239,513
2028 Population	78,721	263,605
2033 Population	85,237	285,123
Median Age	37.8	39.2

WEBSITE

www.richcraftproperties.com/238-besserer-street



