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Prime Retail along Merivale Road - For Lease

3 Roydon Place, Unit 103

OTTAWA, ONTARIO

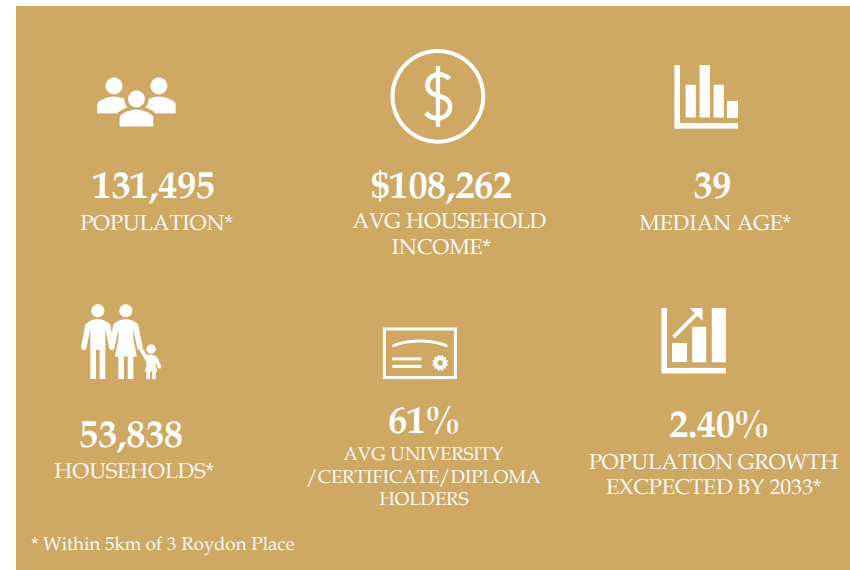
3 Roydon Place - For Lease

LEASE DETAILS

Premises	Type	Size (SF)	Availability	Base Rent	Additional Rent
Unit 103	Retail	3,320	June 1, 2026	\$30.00	\$13.50 (est. 2026)

HIGHLIGHTS

- Opportunity to occupy unit along retail corridor of Merivale/Hunt Club.
- Ideal for office or flex showroom users.
- Located adjacent to established neighbourhoods with captive residential audience in Merivale, Meadowlands, Fisher Glen and Parkwood Hills.
- Shadow anchored by national retailers like Costco, RONA, The Brick, Canadian Tire, Mark's, PetSmart and more.
- Easily accessible by major roadways, close to OC Transit routes and accessible by HWY 417 through West Hunt Club Road/Woodroffe Avenue On/Off Exit.
- Ample surface parking available.



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3 Roydon Street, Unit 103 - Interior Photos



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3 Roydon Street- Zoning Overview

Permitted Zoning Uses (Mainstreet Zone 2):

- Amusement centre
- Animal care establishment
- Artist studio
- Broadcasting studio
- Catering establishment
- Click and collect facility (by law 2016-289)
- Instructional facility
- Medical facility
- Municipal service centre
- Office
- Payday loan establishment (by law 2017-302)
- Personal service business
- Post Office
- Production studio
- Restaurant
- Retail store
- Training center
- Storefront industrial



COSTCO
WHOLESALE

 **TOYOTA**

Tim Hortons

PETSMART

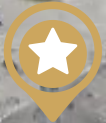
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**CANADIAN
TIRE**

SOFAworld

Roydon Place
PUTTING EDGE

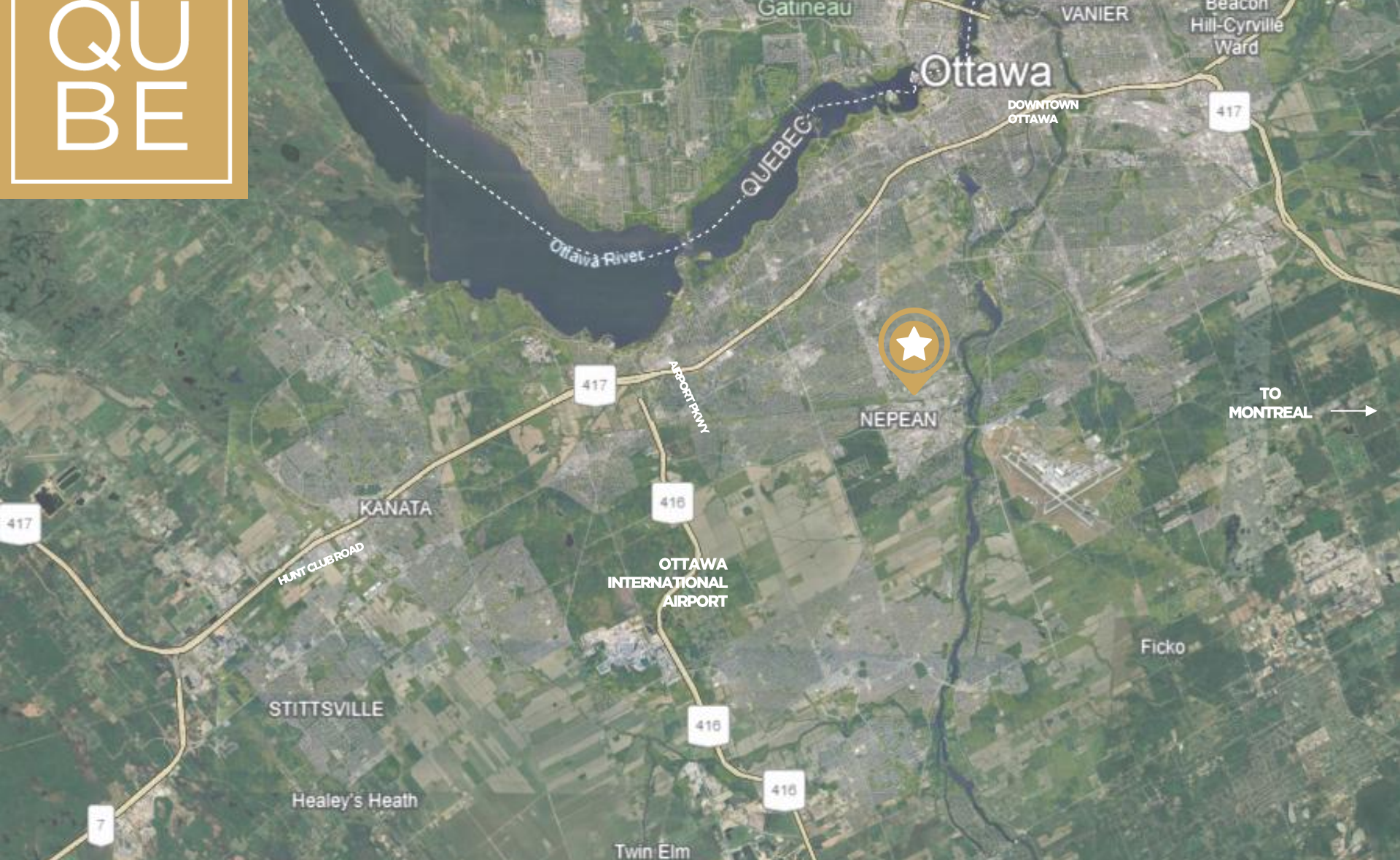
Merivale Road




Canada Computers
& Electronics



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