

RETAIL FOR LEASE

300 ELGIN STREET

Ottawa, ON K2P 0N9



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 **ZINATI**
REALTY
COMMERCIAL BROKERAGE



OFFERING SUMMARY

Available SF:	1,266 SF
Lease Rate:	\$50.00 SF/yr (NNN)
Additional Rent:	approx. \$12.09 SF/yr

PROPERTY OVERVIEW

Located at the Northwest corner of the intersection of Elgin Street and Gilmour Street, this is a prime retail opportunity in one of the highest foot traffic areas of Central Ottawa. Surrounded by complementary entertainment and retail businesses, this location receives 24/7 visibility. This unit includes basement storage and one (1) installed washroom. Street-level accessible access and copious advertising space. Large windows lead into a rectangular, open spacious retail area. Tenant pays utilities. Available immediately.

PROPERTY HIGHLIGHTS

- 200amp, 600 Volt, 3-phase power on site.
- 12'8" ceiling height.
- Rooftop/ceiling forced air heat and A/C.
- Backlit signage box above street-level entrance.

SPACES

300 Elgin
209 Gilmour

SPACE SIZE

1,266 SF
894 SF

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Additional Photos



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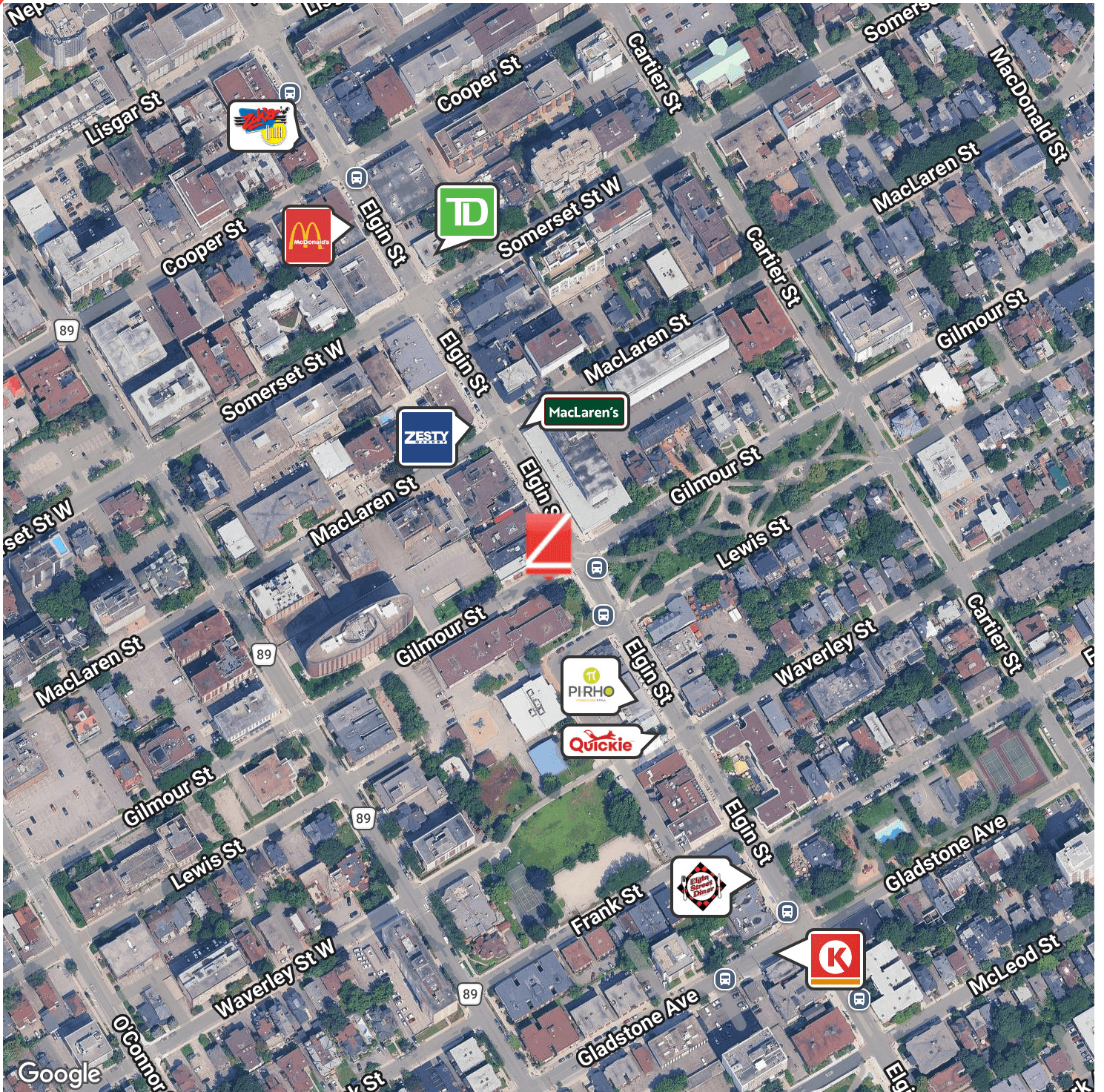
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Retailer Map



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