

# RETAIL FOR LEASE

209 GILMOUR STREET

Ottawa, ON K2P 0N9



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COMMERCIAL BROKERAGE



### OFFERING SUMMARY

<b>Available SF:</b>	894 SF
<b>Lease Rate:</b>	\$35.00 SF/yr (NNN)
<b>Additional Rent:</b>	approx. \$12.08 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 approximately 362 feet of basement storage, with a water closet wash area. Street-level accessible access and advertising space. Large windows lead into a rectangular, open spacious dining area. Tenant pays utilities. Available immediately.

### PROPERTY HIGHLIGHTS

- 100 Amp power available onsite.
- Two (2) washrooms for staff and customers at ground level.
- 11'5" ceiling height.
- Backlit signage box above unit entrance.

### SPACES

209 Gilmour  
300 Elgin

### SPACE SIZE

894 SF  
1,226 SF

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Additional Photos



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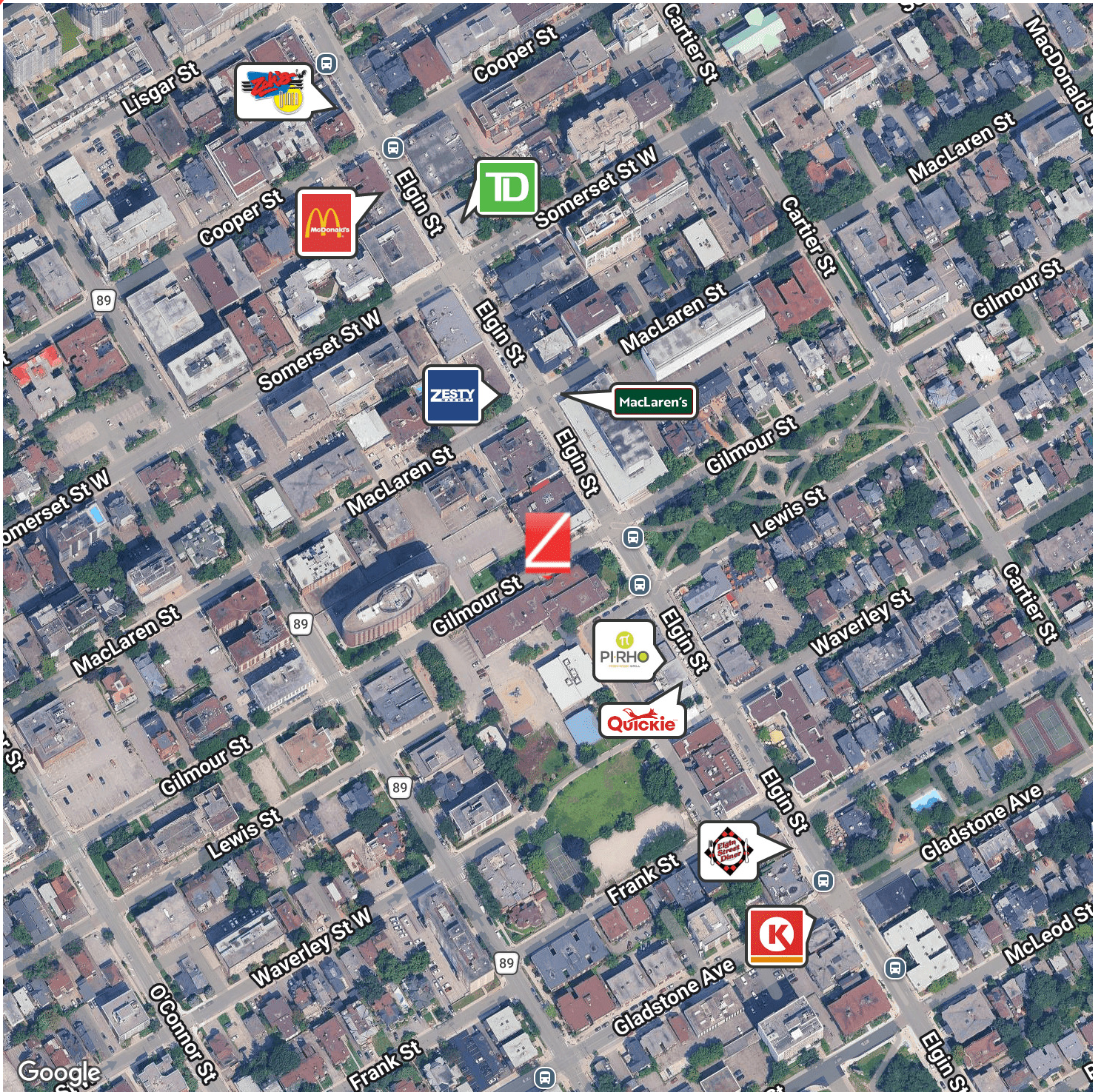
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Retailer Map



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