



CANTOR REALTY CORP.

RETAIL PROPERTY FOR LEASE

1250-1252 Wellington Street West & 159B Huron Avenue | Ottawa, ON

Executive Summary



OFFERING SUMMARY

Lease Rate:	\$32 SF/yr (NNN)
Additional Rent:	\$17.67 SF/yr
Available SF:	1,232 SF
Availability:	Immediately

PROPERTY OVERVIEW

Prominently positioned at the corner of Wellington Street West and Huron Avenue in the heart of Ottawa's vibrant Wellington West Village, this fully renovated mixed-use property offers three ground-floor retail units: two fronting Wellington Street West and one fronting Huron Avenue. The corner unit includes an exclusive outdoor patio that can accommodate approximately 25 patrons and has been mechanically designed to support food-service operations, including a pre-installed exhaust shaft to the roof for simple kitchen hood fan integration. The units are ideally suited for food and beverage concepts, boutique retail, and a wide range of retail service operators. (1250-1252 Wellington has been leased.)

PROPERTY HIGHLIGHTS

- Prime location in the highly sought-after Wellington West Village.
- Separately metered gas and electricity; water sub metered for each unit.
- Features floor-to-ceiling glazing.



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COMMERCIAL SALES AND LEASING

DAVID CANTOR

Broker of Record

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

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Additional Photos



Future Patio



1250-1252 Wellington Street West



1252 Wellington Street West Interior



159-B Huron Avenue Interior



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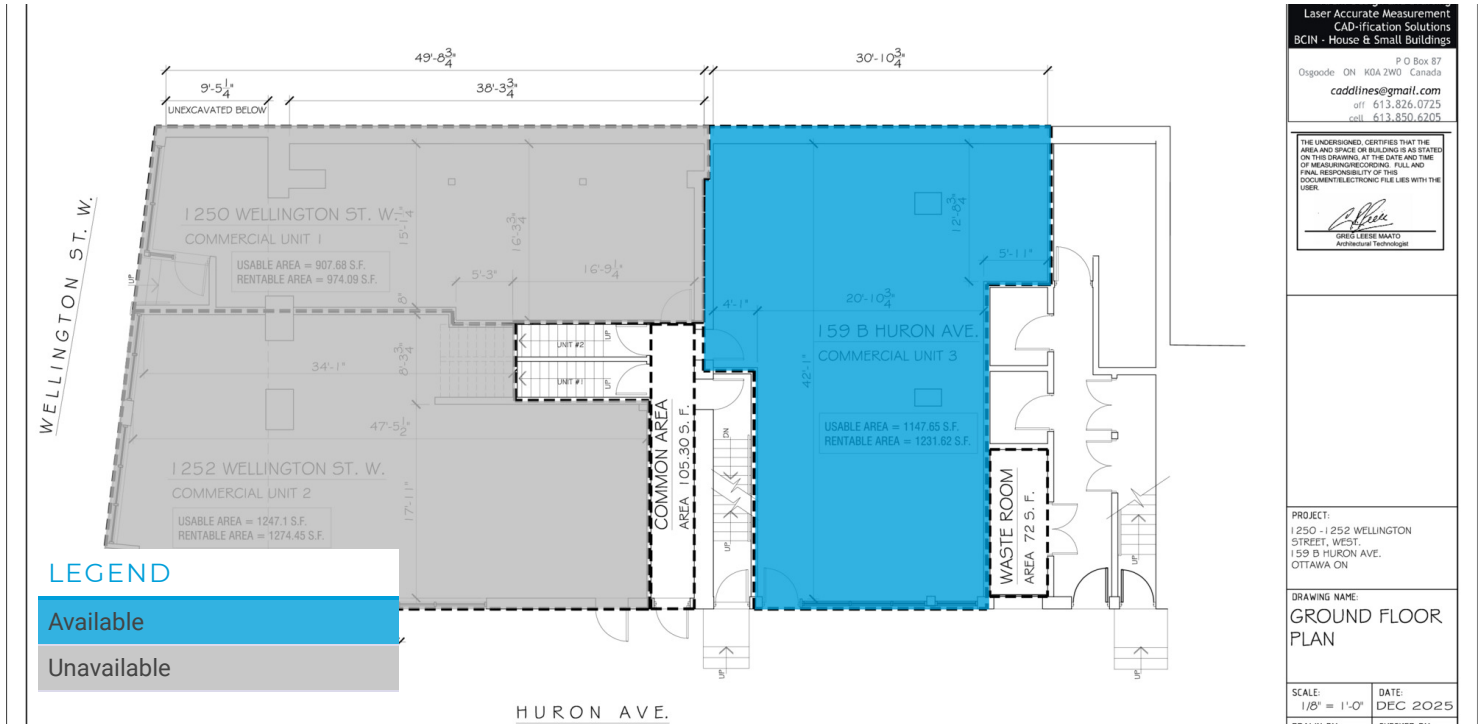


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Plans



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,232 SF	Lease Rate:	\$32 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1250 Wellington Street West	-	974 SF	NNN	-	Can be combined with 1252 Wellington Street West for a total of 2,270 SQFT.
1252 Wellington Street West	-	1,275 SF	NNN	-	Can be combined with 1250 Wellington Street West for a total of 2,270 SQFT. Corner unit with patio.
159-B Huron Avenue	Available	1,232 SF	NNN	\$32.00 SF/yr	Fronting on side street.



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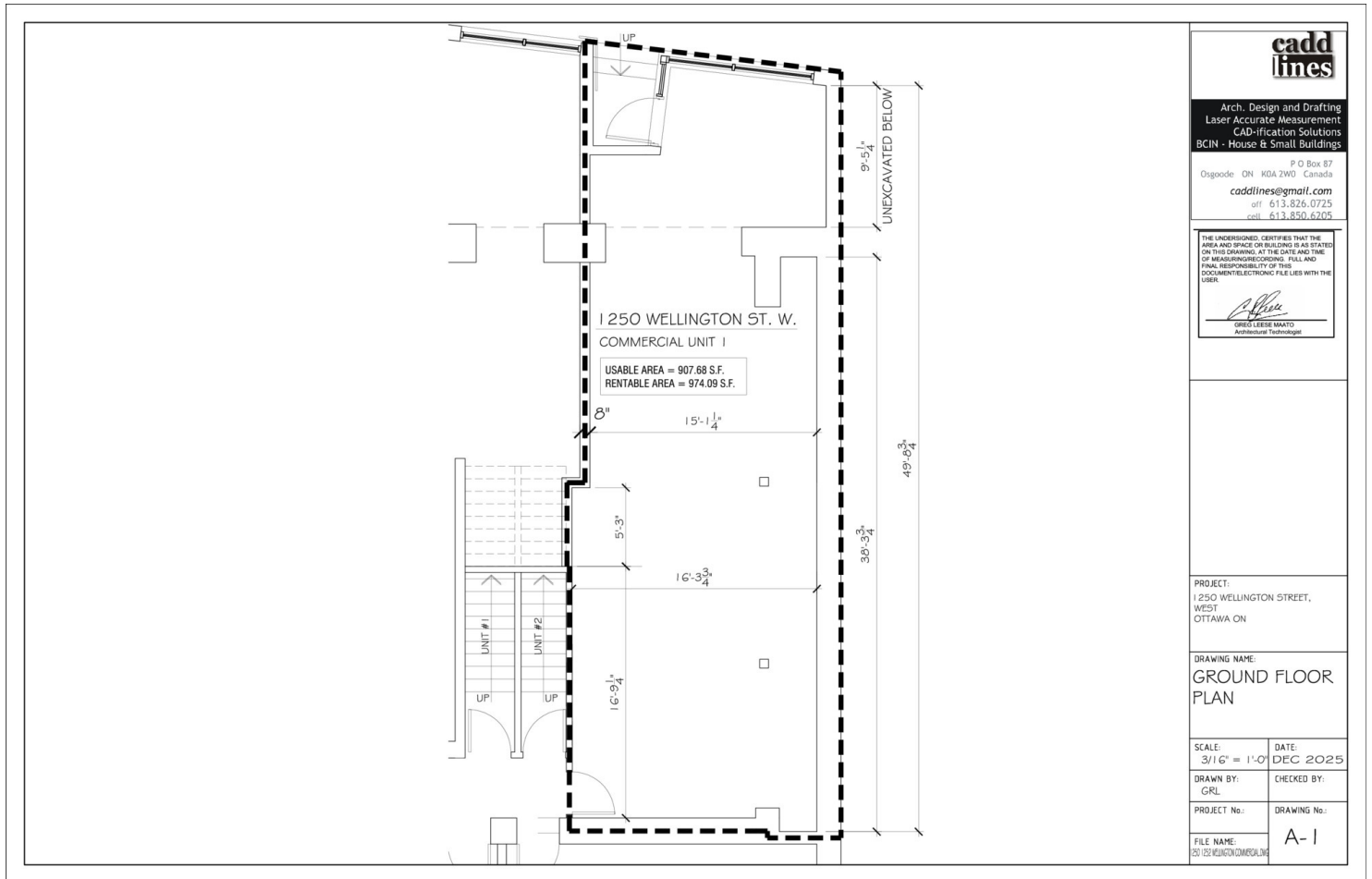


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Floor Plans



Arch. Design and Drafting
 Laser Accurate Measurement
 CAD-ification Solutions
 BCIN - House & Small Buildings

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G. Leese
 GREG LEESE MAATO
 Architectural Technologist

PROJECT:
 1250 WELLINGTON STREET,
 WEST
 OTTAWA ON

DRAWING NAME:
 GROUND FLOOR
 PLAN

SCALE: 3/16" = 1'-0"	DATE: DEC 2025
DRAWN BY: GRL	CHECKED BY:
PROJECT No.:	DRAWING No.:
FILE NAME: 1250 WELLINGTON COMMERCIAL	A-1

1250 Wellington Street West



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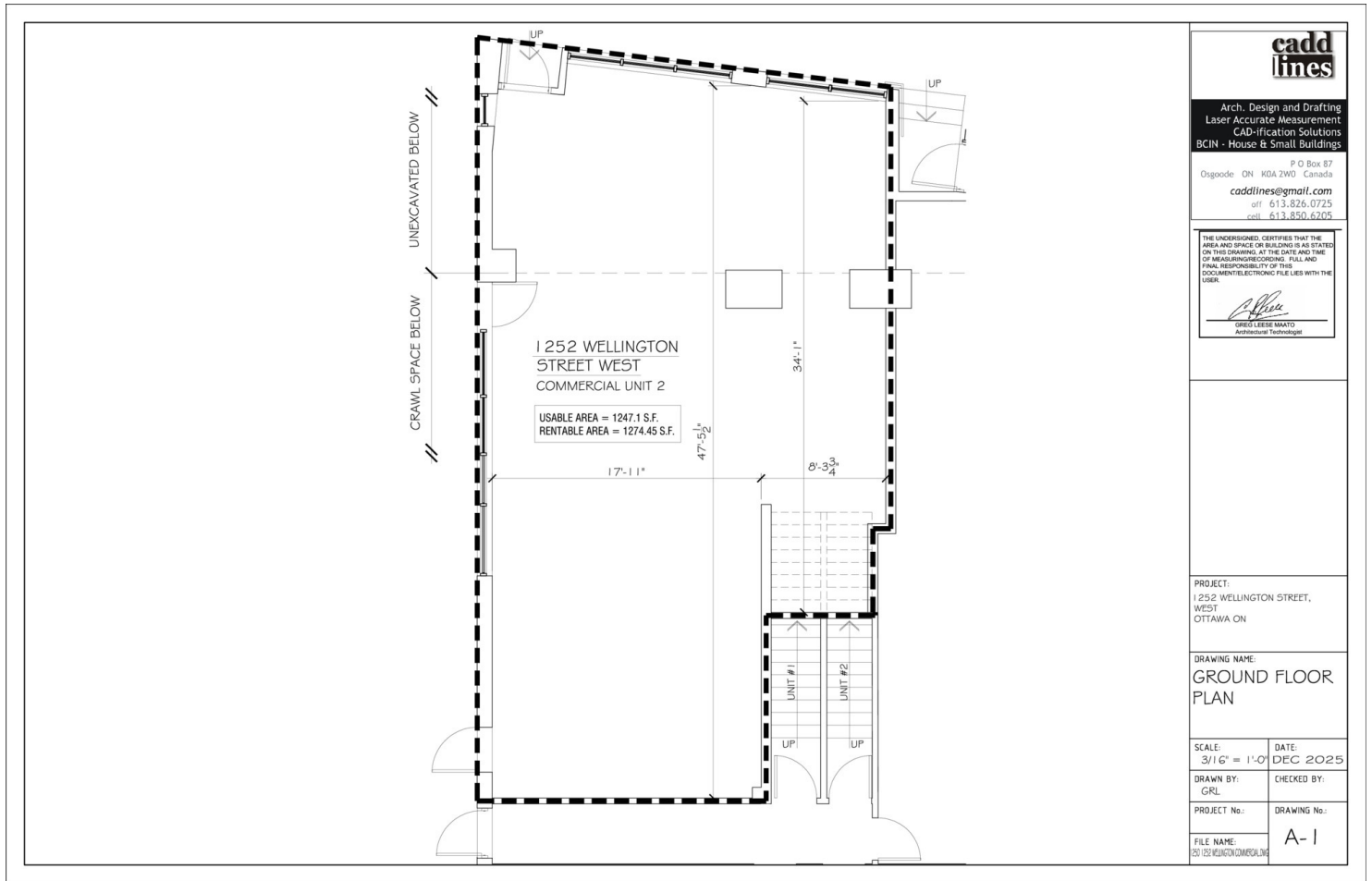


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Floor Plans



1252 Wellington Street West



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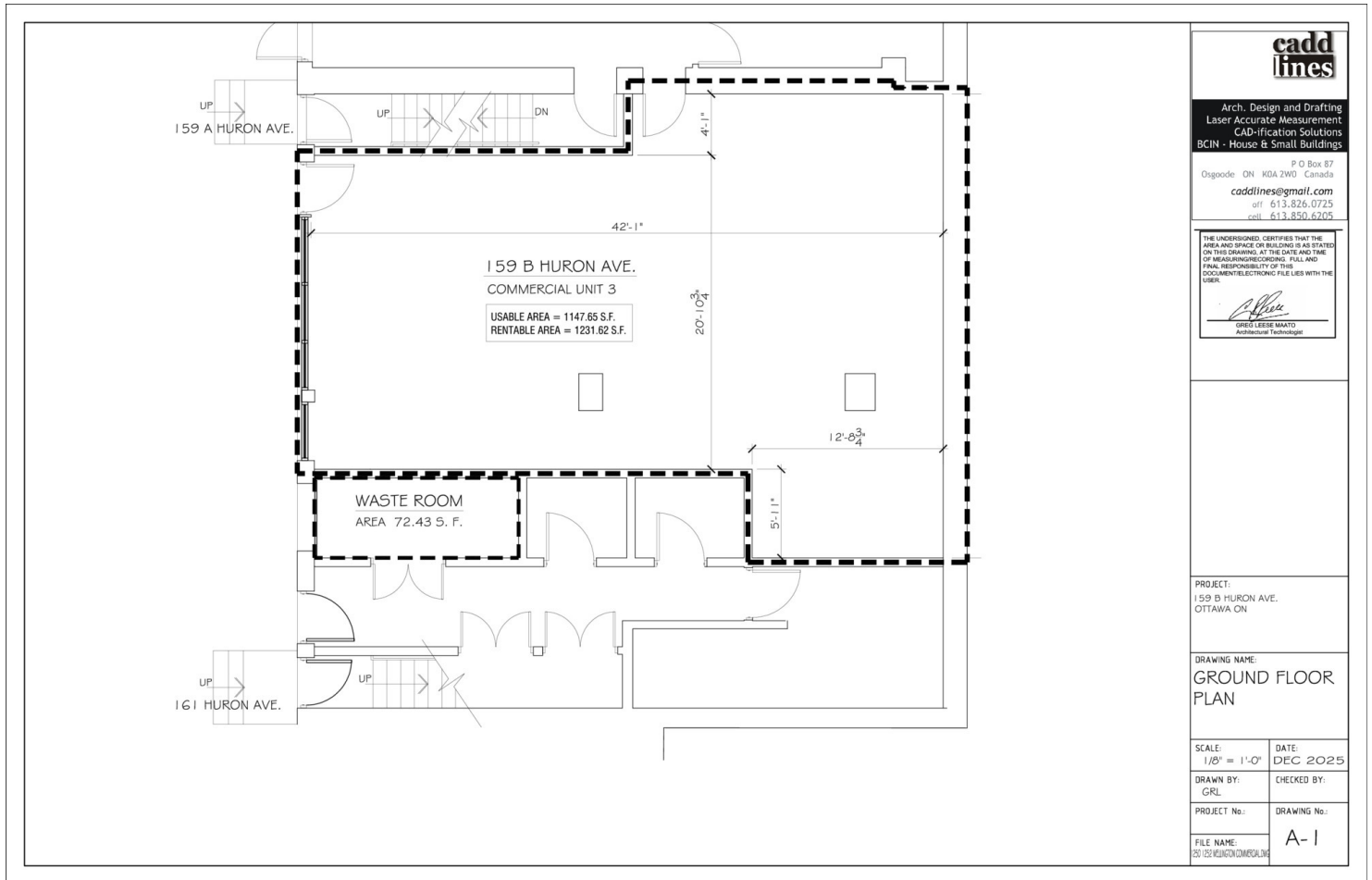


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Location Map



Google

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