



**COLDWELL  
BANKER  
COMMERCIAL**

R.M.R. REAL ESTATE, BROKERAGE



# 430 OTTAWA STREET, ALMONTE

## FOR LEASE

430 Ottawa Street,  
Almonte, ON K0A 1A0

### DETAILS:

- 5 Units Available For Lease, Varying In Size From 1,548 sf To 15,452 sf.
- Future Pad Space – Will Build To Suit
- Newly Built Architecturally Interesting Plaza, Featuring Stone Façade And Steep Pitched Roof.
- Located On A Very Busy Arterial Roadway In The Growing Town Of Almonte, ON
- Just South West Of Ottawa, ON

For more information, please contact:

#### **Graham Healer**

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Whitby, ON L1N 9B5

“Local Knowledge, Global Reach”

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430 OTTAWA STREET, ALMONTE

## PROPERTY OVERVIEW

### THE LOCATION

430 Ottawa Street,  
Almonte, ON K0A 1A0

### SPECIFICATIONS

**Description:** Commercial/Retail

**Zoning:** Commercial Retail

**Available Space:** 36,045 Sq.Ft. Total

- Unit B – 1137sm (12,236sf)
- Unit C – 1436sm (15,452sf) – Includes 3 Truck Level Docks
- Unit D – 349sm (3,756sf)
- Unit F – 284sm (3,053sf)
- Unit G – 144sm (1,548sf)
- Proposed Pad Bldg. – 232sm (2,500sf) - Conceptual

### LOCATION HIGHLIGHTS

- Beautiful Newly Built Plaza Featuring Stone Façade & Steep Pitched Roof, Offering An Architecturally Interesting Shopping Plaza
- Hundreds Of New Homes Recently Built Behind And To The West Of The Plaza, More Homes Under Construction
- Located On A Very Busy Arterial Roadway, Just South West Of Ottawa
- Across The Street From Newly Developed Business Park
- Excellent Location For A Family Restaurant, Sports Bar, Specialty Food Business, Boutique Grocer, Discount Retailer, Etc.

### LEASING INFORMATION

MLS #	Suite	Square Feet	Net Rent/sf	TMI (2018)	Lease Term
X4258541	B	12,236	\$15.00	\$6.00	5/10
X4258534	C	15,452	\$15.00	\$6.00	5/10
X4258542	D	3,756	\$15.00	\$6.00	5/10
N/A	F	3,053	\$15.00	\$6.00	5/10
N/A	G	1,548	\$15.00	\$6.00	5/10



430 OTTAWA STREET, ALMONTE

## PROPERTY PHOTOS

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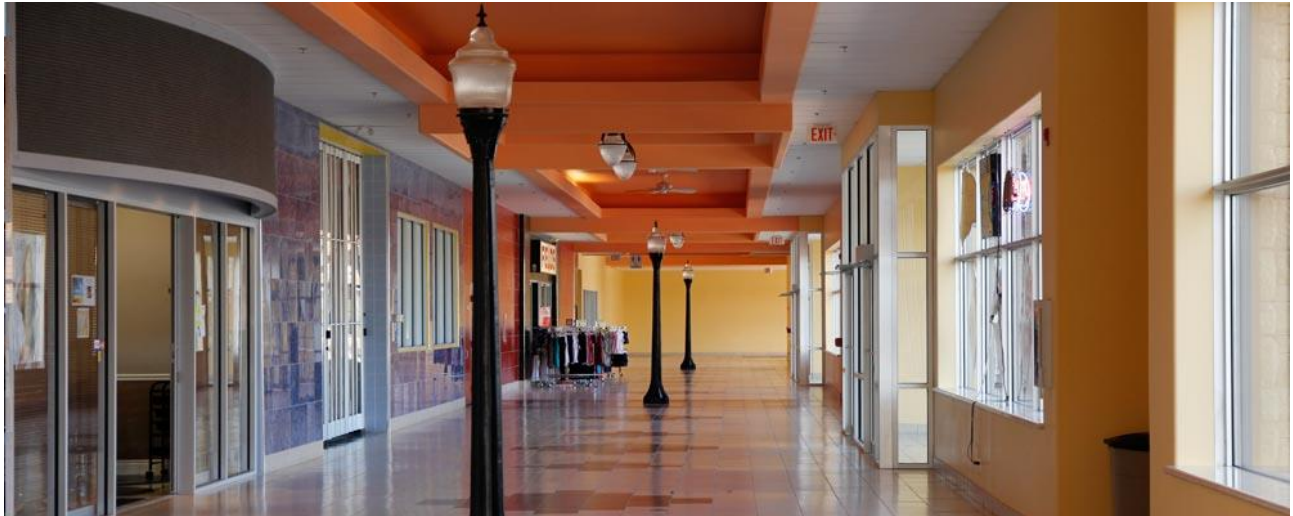


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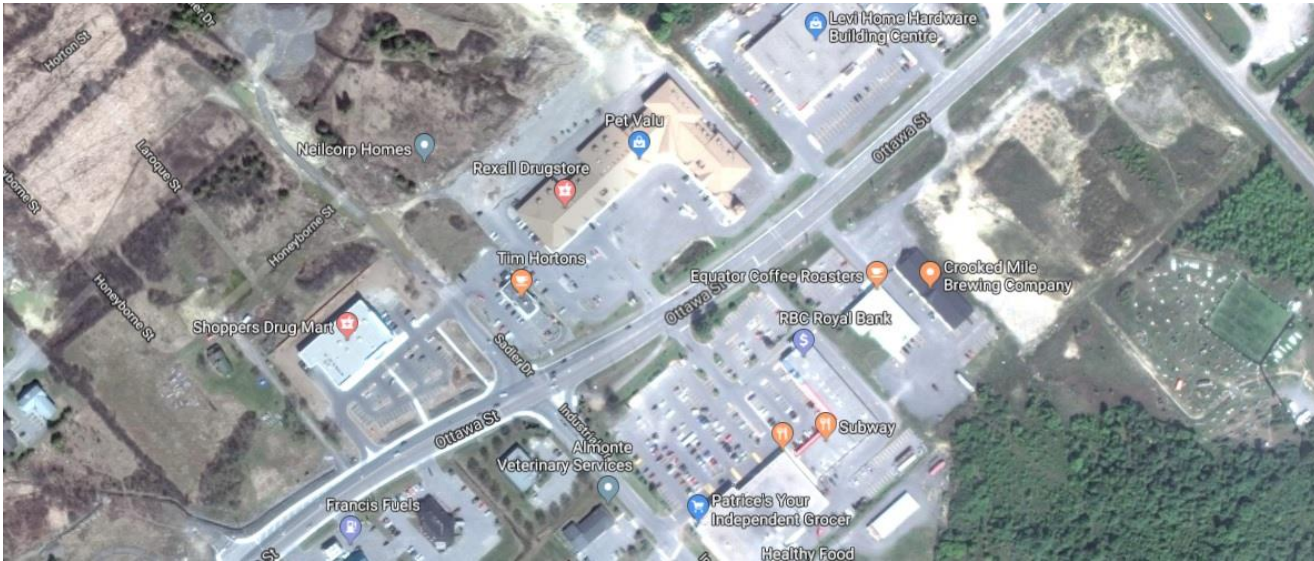
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**MAPS & AERIALS**



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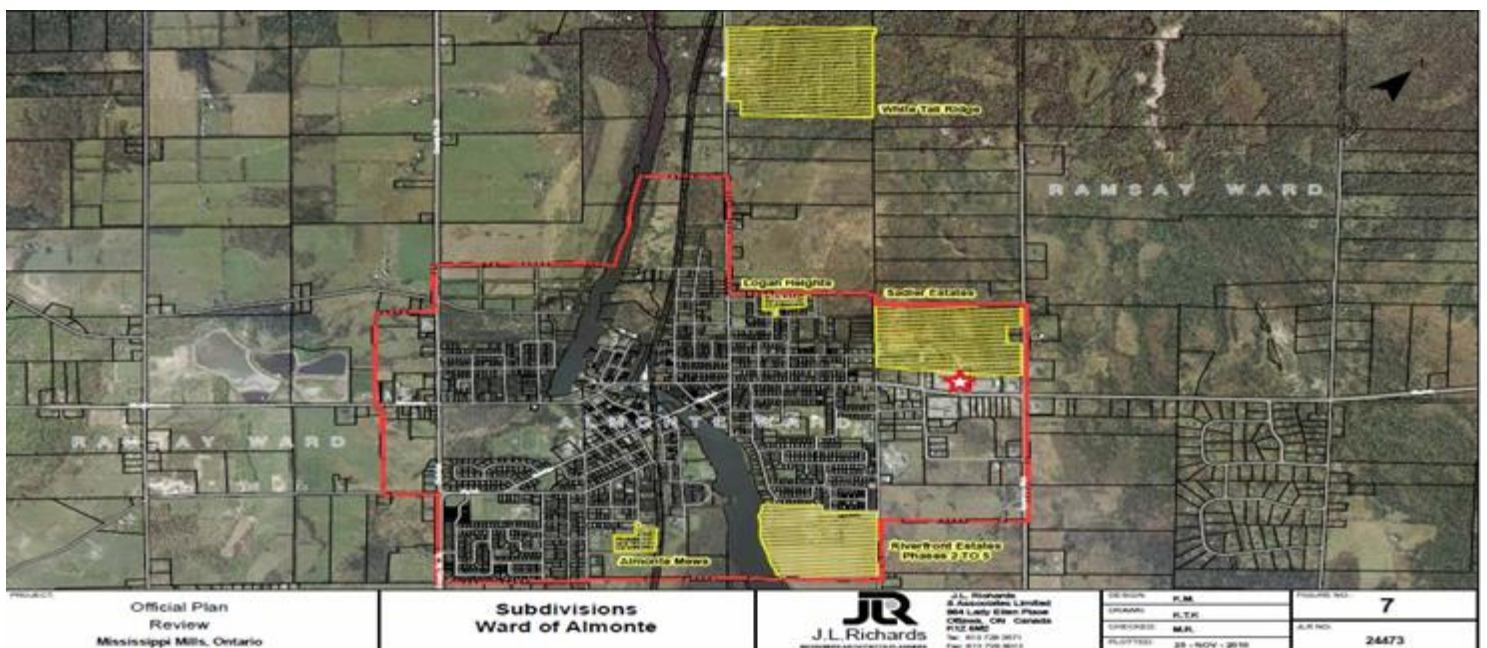
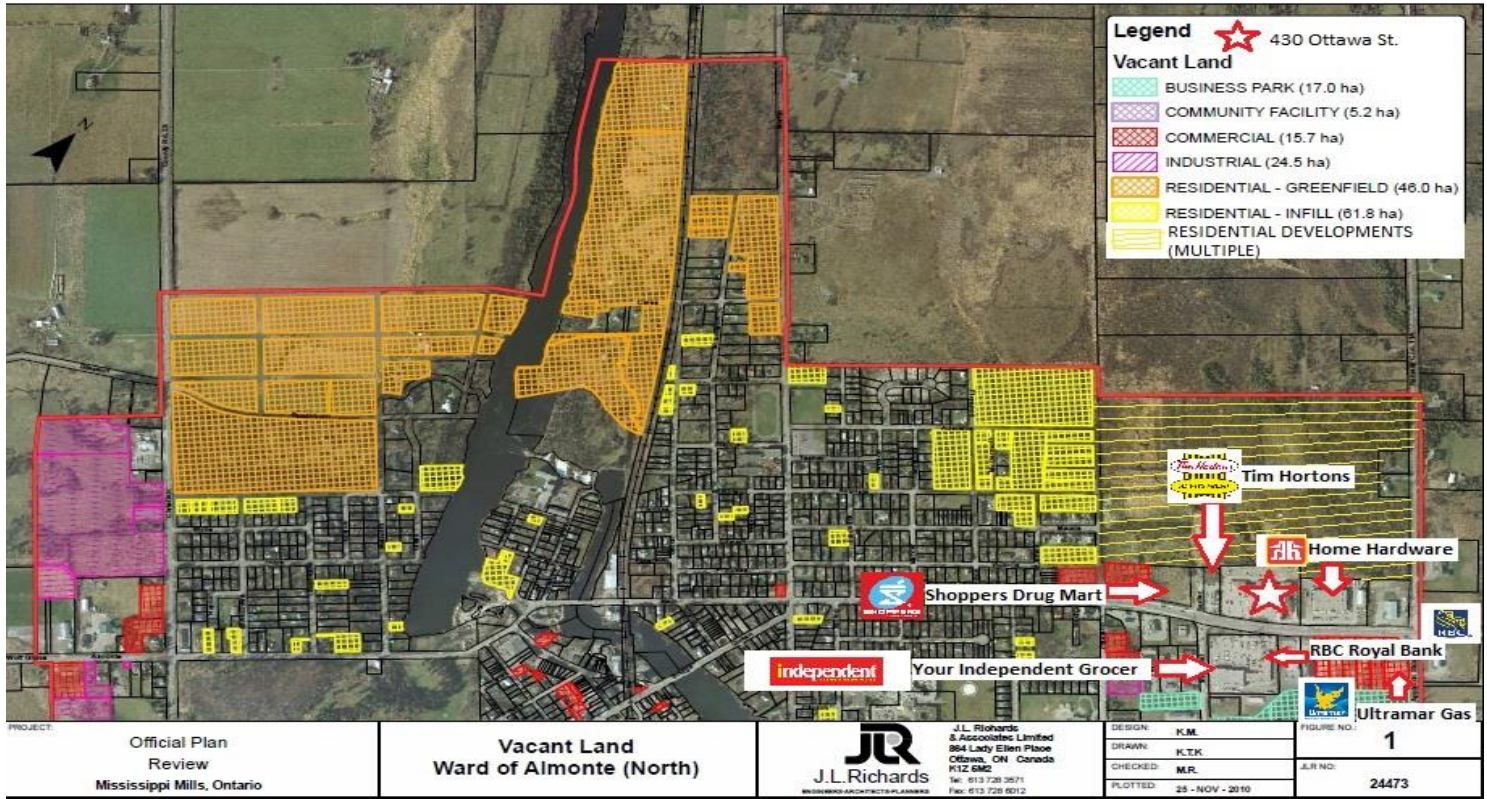
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**AERIALS - DEVELOPMENTS**


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## DEMOGRAPHICS



Neighbouring To The West, Tim Hortons And Shoppers Drug Mart



Home Hardware Building Centre And Home Furniture Is Immediately To The East



Directly Across The Street Is Your Independent Grocer

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## LOCAL DEMOGRAPHICS



**Almonte** is a scenic Mill Town on the Canadian Mississippi River, 45 minutes from downtown Ottawa. It amalgamated with neighbouring Ramsay and Pakenham on January 1, 1998 to form the **Town of Mississippi Mills**.



This 19<sup>th</sup> Century picturesque town offers galleries, boutiques and antique shops. There are several first class restaurants and a variety of Inns and B&B's. Almonte is also home to some fascinating museums, and the host to some excellent summer festivals.



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## HISTORY OF ALMONTE



Almonte is in the "Ottawa Valley", a loosely-defined region encompassing rural areas to the east and west of Ottawa, following the course of the Ottawa river.

The Valley is a unique and lovely place, still closely in touch with its Irish and Scottish roots. The prosperity that typified much of the 19<sup>th</sup> century throughout the Valley is apparent in the many large Victorian homes and limestone public buildings found in Almonte - many sections of the downtown remain essentially unchanged from a hundred years ago or more. The edges of downtown though are now seeing an abundance of growth and new building.

Almonte straddles the banks of Canada's Mississippi River, which flows into the Ottawa River. The Mississippi drops 65 feet as it passes through Almonte in a series of dramatic waterfalls and rapids; this powerful torrent first attracted millers and other industrialists to the area early in the 19<sup>th</sup> Century. Almonte is also notable for being the boyhood home of Dr. James Naismith, the inventor of basketball.



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## MARKET OVERVIEW

### *Growth Is Steady And Caliber Of Residents Is High*

Population of Almonte: 5,039 (2016)  
4,752 (2011)  
4,538 (2006)

A recorded increase of 4.7% from 2006 to 2011, and an additional 6% increase from 2011 to 2016

Population of Mississippi Mills  
(Almonte, Ramsay & Pakenham): 13,163 (2016)  
12,385 (2011)  
11,734 (2006)

A recorded increase of 5.5% in 5 years from 2006 to 2011, and an additional 6.3% from 2011 to 2016

~ Statistics Canada

According to The Community Official Plan, as noted by J.L. Richards & Associates, the population of Almonte is expected to grow to 8,080 by 2026 and Mississippi Mills the population is projected to grow to 18,500 representing a rate of growth of 1.9% per year

Housing Starts: Approximately 100 per year over the past 5 years. Currently, there are over 1135 lots in Planned Development. A new sewage treatment plant in 2012 created a new home development boom around Almonte Square.



#### Annual Average Daily Traffic Count, Ottawa Street (County Rd. 49):

2014 = 9,800  
2016 = 10,500



#### Jobs in Mississippi Mills:

Business & Other Services – 39%  
Healthcare & Social Services – 13%  
Manufacturing – 10%  
Retail Trade – 10%  
Construction – 10%

## CONTACT INFORMATION

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