

FOR LEASE: Prime Retail

17 Beechwood Ave., Ottawa, ON



DESCRIPTION:

- ✓ Retail opportunity on the ground floor of a high profile condominium located at the corner of Beechwood Avenue and Mackay Street, in New Edinburgh, one of Ottawa's historic, highly sought after, and high-end neighbourhoods.
- ✓ Opportunity to join AAA covenant tenants LCBO, Bank of Montreal, and Starbucks. Close to Guardian Pharmacy, Anytime Fitness, Metro, Shell, Clocktower, Scone Witch, Quickie.
- ✓ Unit boasts tall ceilings and large display windows fronting on Beechwood Avenue. Potential to be subdivided. High traffic, walkable area with great visible signage in a busy and high density affluent area close to downtown Ottawa with excellent access to public transportation.

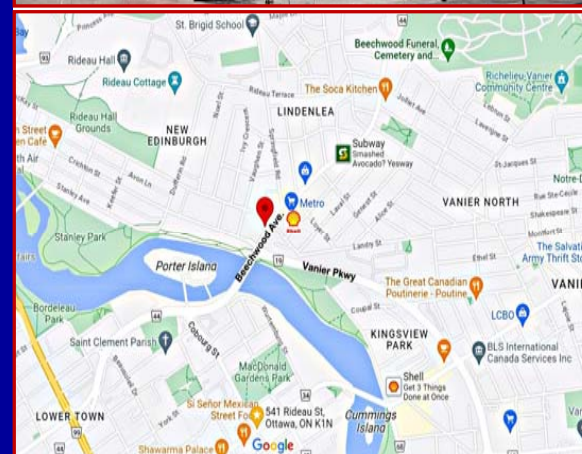
SPACE AVAILABLE: (CAD drawing available upon request)

- ✓ **Unit D: Approximately 2,748 square feet total available:**
 - ✓ Asking Minimum Rent: \$28.00 per square foot per annum net.
 - ✓ Demised Rental rates for split space to be determined.
- ✓ **Demising Options:**
 - ✓ Unit D(1): Approximately 1,445 square feet.
 - ✓ Unit D(2): Approximately 1,303 square feet.

OPERATING COSTS:

- ✓ \$19.79 per square foot per annum (estimate). (Realty Tax: \$5.95 p.s.f.; CAM: \$13.84 p.s.f.). Hydro and Water all separately metered. Existing Electrical: 120/240V, 3 Phase, 4 wire service (to be verified).

PARKING: To be leased by tenant off-site.



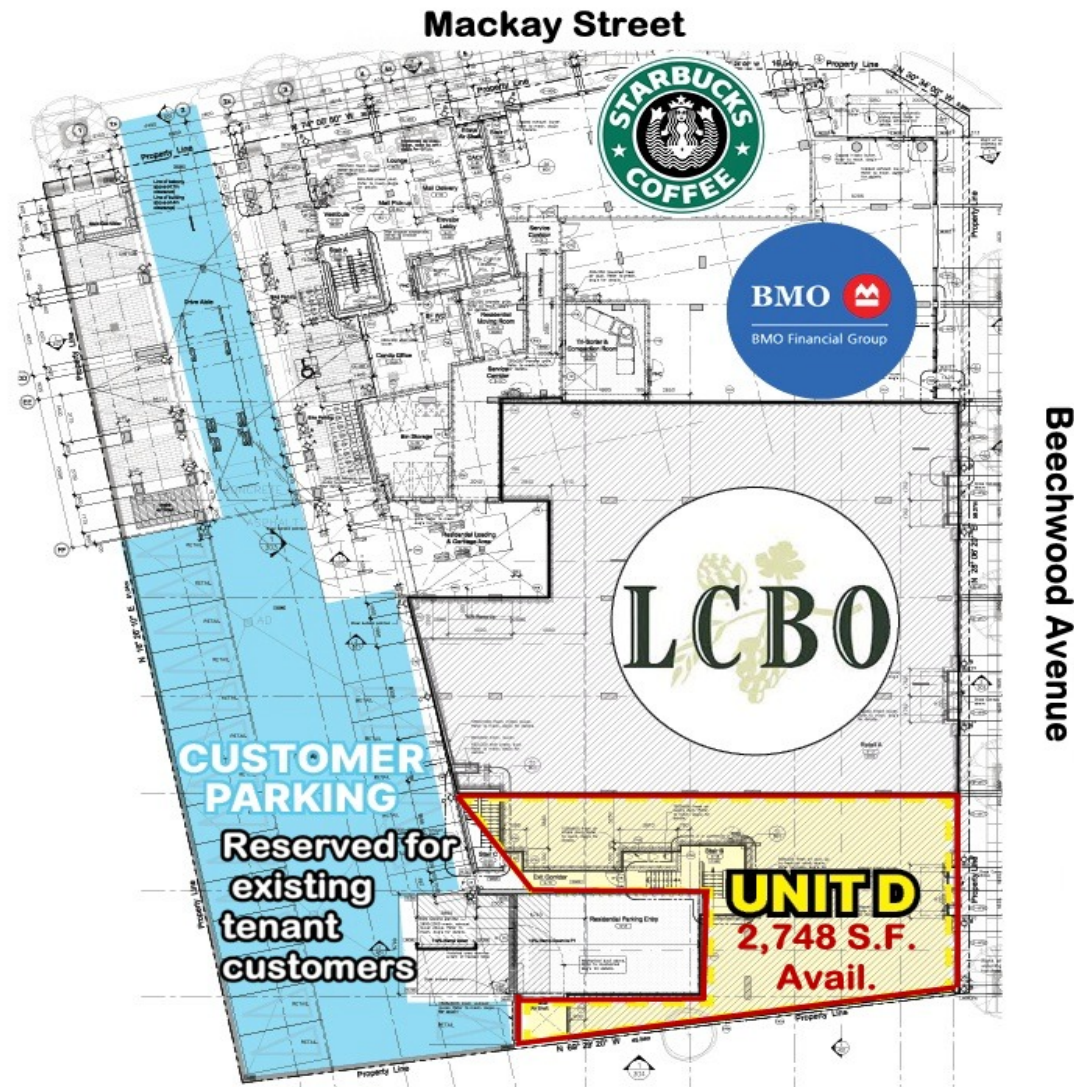
For more information please contact:

BRENT TAYLOR, Broker of Record / President
BRENTCOM REALTY CORPORATION, BROKERAGE
Tel: (613)726-7323
Email: brent@brentcomrealty.com
www.brentcomrealty.com

The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to age, square footage, income, expenses, data and other information contained herein are approximate and subject to change. Prospective purchasers or tenants shall not construe the information as legal or tax advice. Buyers or tenants should conduct their own independent investigations and rely only on those results. All properties subject to change or withdrawal without notice. E. & O. E.

FOR LEASE: Prime Retail

17 Beechwood Ave., Ottawa, ON



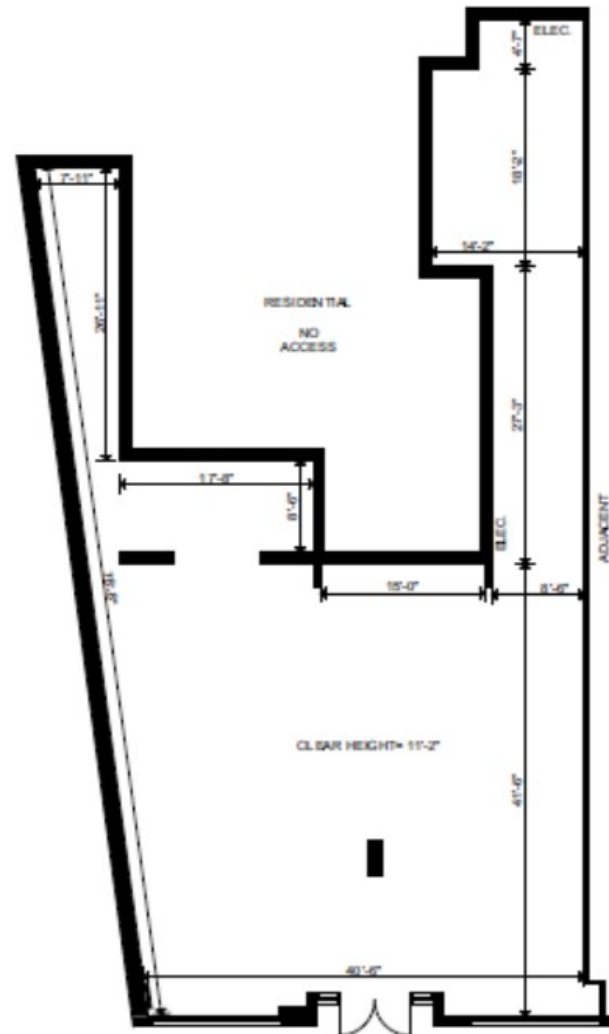
The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to age, square footage, income, expenses, data and other information contained herein are approximate and subject to change. Prospective purchasers or tenants shall not construe the information as legal or tax advice. Buyers or tenants should conduct their own independent investigations and rely only on those results. All properties subject to change or withdrawal without notice. E. & O. E.

FOR LEASE: Prime Retail
17 Beechwood Ave., Ottawa, ON



**FLOOR
PLAN**

**Unit D
2,748 S.F.**



**CAD drawings
available upon request**

The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to age, square footage, income, expenses, data and other information contained herein are approximate and subject to change. Prospective purchasers or tenants shall not construe the information as legal or tax advice. Buyers or tenants should conduct their own independent investigations and rely only on those results. All properties subject to change or withdrawal without notice. E. & O. E.

FOR LEASE: Prime Retail

17 Beechwood Ave., Ottawa, ON



ZONING: TM8 [2023] S304

[TM – Traditional Mainstreet Zone \(Sections 197-198\) Exceptions 2001-2100 | City of Ottawa Schedule 304](#)

The permitted uses are as follows:

amusement centre (By-law 2017-302)
animal care establishment
animal hospital
artist studio
bank
bank machine
catering establishment
cinema
click and collect facility (By-law 2016-289)
community centre
community health and resource centre
convenience store
day care
diplomatic mission, *see Part 3, Section 88*
emergency service
hotel
instructional facility
library
medical facility
municipal service centre
museum
office
park
parking garage
payday loan establishment (By-law 2017-302)
personal brewing facility (By-law 2019-41)
personal service business
place of assembly
place of worship
post office
recreational and athletic facility
research and development centre
residential care facility (By-law 2011-273)
restaurant
retail food store
retail store
school
service and repair shop
storefront industry, *see Part 3, Section 99* (By-law 2018-171)
theatre
training centre
urban agriculture, *see Part 3, Section 82* (By-law 2017-148) (By-law 2019-410)

apartment dwelling, low rise
apartment dwelling, mid rise (By-law 2014-292)
bed and breakfast, *see Part 5, Section 121*
dwelling units
group home, *see Part 5, Section 125*
home-based business, *see Part 5, Section 127* (By-law 2019-410)
home-based day care, *see Part 5, Section 129* (By-law 2019-410)
retirement home
retirement home, converted, *see Part 5, Section 122*
rooming house (By-law 2018-206)

TM8 Subzone - Beechwood Avenue Subzone

- (8) In the TM8 Subzone:
- (a) The following use is also permitted provided it is not located on the ground floor of a building:
- (i) parking garage

The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to age, square footage, income, expenses, data and other information contained herein are approximate and subject to change. Prospective purchasers or tenants shall not construe the information as legal or tax advice. Buyers or tenants should conduct their own independent investigations and rely only on those results. All properties subject to change or withdrawal without notice. E. & O. E.

FOR LEASE: Prime Retail

17 Beechwood Ave., Ottawa, ON

BRENTCOM
REALTY CORPORATION, BROKERAGE
COMMERCIAL SALES • COMMERCIAL LEASING • CONSULTING

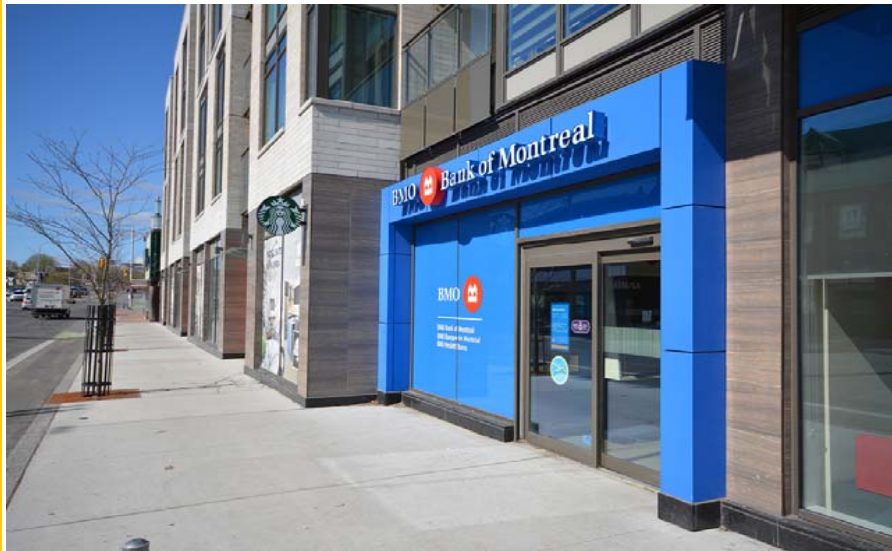


The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to age, square footage, income, expenses, data and other information contained herein are approximate and subject to change. Prospective purchasers or tenants shall not construe the information as legal or tax advice. Buyers or tenants should conduct their own independent investigations and rely only on those results. All properties subject to change or withdrawal without notice. E. & O. E.

FOR LEASE: Prime Retail

17 Beechwood Ave., Ottawa, ON

BRENTCOM
REALTY CORPORATION, BROKERAGE
COMMERCIAL SALES • COMMERCIAL LEASING • CONSULTING



The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to age, square footage, income, expenses, data and other information contained herein are approximate and subject to change. Prospective purchasers or tenants shall not construe the information as legal or tax advice. Buyers or tenants should conduct their own independent investigations and rely only on those results. All properties subject to change or withdrawal without notice. E. & O. E.